

## FOR SALE - SME-UNIT

**€ 284.625**

**Kompellaan 2596, 3530 Houthalen-Helchteren**

**Ref. Unit 06 Monte Nero k**



Availability: immediately

Surf. Living: 225m<sup>2</sup>

Surf. Plot: 225m<sup>2</sup>

## DESCRIPTION

Location and accessibility

Strategically located in Houthalen:

- 2.8 km from the N76 and 4.8 km from the E314
- 2.3 km from bus stop, 8.6 km from train station
- Private parking on site
- Easy connection to the city center and industrial zone

Layout and finish

- 225 m<sup>2</sup> with 6 m ceiling height
- Sectional door (4.2 m high x 4 m wide) with separate door
- Concrete floor with high load-bearing capacity
- Skylights provide plenty of daylight
- Option to provide office space

Technology and comfort

- 220V and 380V power connections
- Rainwater and drinking water available
- Provision for sanitary facilities
- Central heating possible
- Internet provided

Security

- Enclosed site with gate
- Dry and secure for storage or light production

Terms of sale

- 3 parking spaces available for purchase (5,000 euros each)
- Not suitable for car-related activities

Interested? Contact us today!

beheer@hertsens.eu | 03 250 12 23

Sold directly by owner: Hertsens Vastgoed

Sale price excluding VAT and parking spaces.

---

## FINANCIAL

Price: € 284.625,00

Available: Immediately

## BUILDING

Surface: 225,00 m<sup>2</sup>

Fronts: 2

State: Good state

## TERRAIN

Ground area: 225,00 m<sup>2</sup>

## TECHNICS

Electricity: Yes

Gas: Yes

Water: Yes

## PLANNING

Destination: Not disclosed  
Building permission: Not disclosed  
Parcelling permission: Not disclosed  
Right of pre-emption: Not disclosed  
Intimation: Not disclosed  
Flooding area: Not located in flood area  
G-score: A  
P-score: A

## **PARKING**

Parkings outside: 3  
Parkings inside: No