

**FOR SALE - SME-UNIT**

**Kompellaan 2596, 3530 Houthalen-Helchteren**

**€ 189.750**

**Ref. 6992740**



Availability: immediately

Surf. Living: 150m<sup>2</sup>

Surf. Plot: 150m<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

- 150 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

- 1 parking space must be purchased separately (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.

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## FINANCIAL

Price: € 189.750,00

VAT applied: No

Available: Immediately

Rental guarantee: 3 months

## BUILDING

Surface: 150,00 m<sup>2</sup>

Fronts: 2

Construction year: 2021

## TERRAIN

Ground area: 150,00 m<sup>2</sup>

## TECHNICS

Electricity: Yes

Gas: Yes

Water: Yes

## PLANNING

State: Very good state

Building permission: Not disclosed

Destination: Not disclosed

Intimation: Not disclosed

Right of pre-emption: Not disclosed

Parcelling permission: Not disclosed

Flooding area: Not located in flood area

G-score: A

P-score: A

## **PARKING**

Parkings outside: 3

Parkings inside: No