

FOR SALE - SME-UNIT

Slakweidestraat 42, 3630 Maasmechelen

€ 155.925

Ref. 7719198



Availability: immediately

Surf. Living: 135m²

Surf. Plot: 135m²

DESCRIPTION

Location and accessibility

Strategically located in Maasmechelen:

- 1 km from N78
- 2 km from E314 motorway
- 1.2 km from the bus stop
- Smooth access to the city centre and industrial areas
- Parking for staff and visitors

Layout and finish

- Free height: 5.10 meters
- Sectional gate (4.2 m high x 4 m wide) + separate access door
- Concrete floor with high load capacity
- Skylights provide natural daylight
- Office space can be installed in the unit

Technical features

- Electricity: 220V + 380V three-phase
- Internet connection available
- Heating possible
- Shared sanitary facilities (toilet/sink)
- No private water connection

Security and maintenance

- CCTV and night lighting on site
- Well-maintained, dry and secure unit
- Insulated with sandwich panels

Flexibility and terms

- Units can be combined
- Purchase option negotiable
- Flexible rental terms (ideal for starters)
- Standard 1-year lease with 3-month notice period (negotiable)
- Low entry cost: 1 month rent + 3 months deposit
- Direct rental via owner: Hertsens Vastgoed
- Not suitable for car-related activities

beheer@hertsens.eu | 03 250 12 23

FINANCIAL

Price: € 155.925,00

Available: Immediately

BUILDING

Surface: 135,00 m²

Fronts: 2

State: Good state

TERRAIN

Ground area: 135,00 m²

TECHNICS

Electricity: Yes

Gas: Yes

Water: Yes

Main area: 135 m²

PLANNING

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: Yes

Parkings inside: No