

Hogenakkerhoekstraat 2, 9150 Kruibeke

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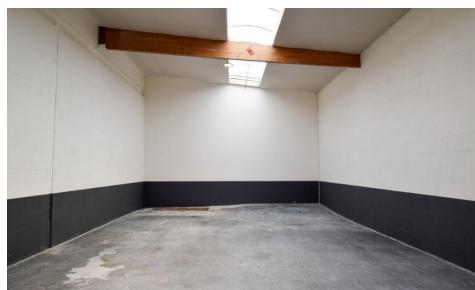
**E-mail:** beheer@hertsens.eu

## **FOR RENT - WAREHOUSE**

Olekenbosstraat 138, 8570 Anzegem

**€ 511**

**Ref. Vichte 21**



Availability: immediately

Surf. Living: 93m<sup>2</sup>

Surf. Plot: 93m<sup>2</sup>

## DESCRIPTION

???? Location and accessibility

- 1.6 km from N36 and 2.2 km from E17
- Bus stop Deerlijk Belgiek at 100 m
- Vichte train station at 1.47 km
- Smooth access to city centre and business zones
- On-site parking for staff and clients

???? Layout and features

- Total surface: 93 m<sup>2</sup>
- Clear height between 3.85 m and 5.4 m
- Sectional gate for easy access
- Concrete floor with high load capacity
- Skylights for natural daylight
- Option for integrated office

???? Technical provisions

- Power connection 220V + 380V three-phase
- Shared sanitary facilities
- Heating possible

???? Safety and infrastructure

- Well maintained and recently renovated
- Insulated with sandwich panels
- Dry and secure unit
- Night lighting on the premises
- 24/7 accessible

???? Flexibility and scalability

- Possible to combine with other units

???? Rental terms

- Flexible durations – ideal for starters
- 1-year lease with 3-month notice
- Entry cost: 1 month rent + 3-month deposit
- Direct rental from owner – Hertsens Vastgoed

- Automotive activities not allowed

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## **FINANCIAL**

Price: € 511,00 per month

Price/m<sup>2</sup>/year: € 65,88

Available: Immediately

Charges: € 7,50/m<sup>2</sup>/year

Rental guarantee: 3 months

## **TERRAIN**

Ground area: 93,00 m<sup>2</sup>

## **TECHNICS**

Electricity: Yes

Sewage: No

## **BUILDING**

Surface: 93,00 m<sup>2</sup>

Fronts: 2

Renovation: 2025

State: Renovated

Main area: 93 m<sup>2</sup>

## **PLANNING**

Flooding area: Not located in flood area