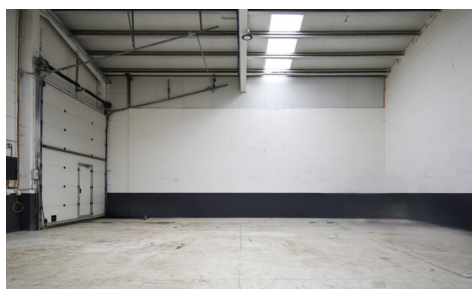


## FOR RENT - WAREHOUSE

Olekenbosstraat 138, 8570 Anzegem

**€ 855**

**Ref. 6991810**



Availability: immediately

Surf. Living: 162m<sup>2</sup>

Surf. Plot: 162m<sup>2</sup>

## DESCRIPTION

### Location and Accessibility

- 1.6 km from N36 and 2.2 km from E17
- 100 m to bus stop (Deerlijk Belgiek)
- 1.47 km to Vichte train station
- Smooth access to town and industrial zones
- Parking available for staff and clients
- Blitz Power charging stations
- Outdoor gate

### Layout & Finishing

- Total surface: 162 m<sup>2</sup>
- Clear height between 3.85 m and 5.4 m
- Sectional gate (4.2 m high x 4 m wide)
- Separate pedestrian door
- Concrete floor with high load capacity
- Skylights for natural daylight
- Office integration possible

### Technical Features

- Electricity: 220V + 380V three-phase
- Shared sanitary facilities
- Heating possible

### Safety and Infrastructure

- Recently renovated and well maintained
- Insulated with sandwich panels
- Dry and secure unit
- Night lighting on site
- 24/7 access

### Flexibility and Scalability

- Possible to combine with adjacent units
- Purchase option available
- Tailored layout on request

### Rental Terms

- Flexible lease terms (ideal for starters)
- Standard 1-year contract, 3-month notice
- Low entry cost: 1 month rent + 3-month deposit
- Direct rental from owner – Hertsens Vastgoed
- Not suitable for automotive-related activities

⚠ Limited availability – act fast!

beheer@hertsens.eu | 03 250 12 23

Price: € 855,00 per month  
Price/m²/year: € 63,36  
Available: Immediately

## **BUILDING**

Surface: 162,00 m²  
Fronts: 2  
State: Renovated

## **SPECIFIC AREA**

Toilettes M/W: Yes

Ground area: 162,00 m²

## **TECHNICS**

Electricity: Yes  
Gas: Yes  
Water: Yes

## **PARKING**

Parkings outside: Yes  
Parkings inside: No