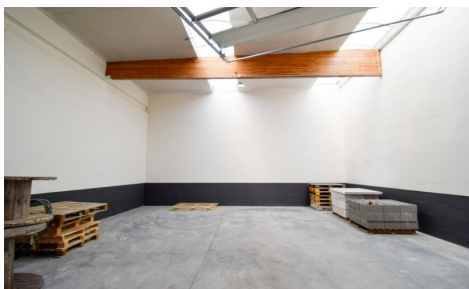


## FOR RENT - WAREHOUSE

Olekenbosstraat 138, 8570 Anzegem

**€ 495**

**Ref. 7557959**



Availability: immediately

Surf. Living: 86m<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

- 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

beheer@hertsens.eu | 03 250 12 23

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## FINANCIAL

Price: € 495,00 per month

Price/m<sup>2</sup>/year: € 66,00

Available: Immediately

Charges: € 7,50/m<sup>2</sup>/year

Rental guarantee: 3 months

## TECHNICS

Electricity: Yes

Sewage: No

## PLANNING

Flooding area: Not located in flood area

## **BUILDING**

Surface: 86,00 m<sup>2</sup>

Fronts: 2

Renovation: 2025

State: Renovated

## **SPECIFIC AREA**

Toilettes M/W: Yes