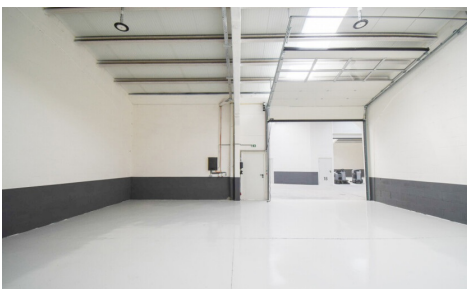


FOR RENT - WAREHOUSE

Olekenbosstraat 138, 8570 Anzegem

€ 581

Ref. 7579410



Surf. Living: 109m²

DESCRIPTION

Location and accessibility

- 1.6 km from the N36 and 2.2 km from the E17
- Deerlijk Belgiek bus stop 100 m away
- Vichte station 1.47 km away
- Easy connection to the city center and industrial areas
- Parking for staff and customers

Layout and finish

- Clear height between 3.85 m and 5.4 m
- Sectional door for easy access
- Concrete floor with high load-bearing capacity
- Natural light via skylights
- Option for office space

Technical facilities

- Electricity 220V + 380V high-voltage current
- Water supply in the unit
- Shared sanitary facilities
- Heating possible

Safety and infrastructure

- Well maintained and recently renovated
- Insulation with sandwich panels
- Dry and secure space
- Night lighting on the premises
- Accessible 24/7

Flexibility and scalability

- Can be combined with other units

Rental conditions

- Flexible terms - ideal for start-ups
- Annual contract with 3 months' notice period
- Entry fee: 1 month's rent + 3 months' deposit
- Directly from owner - Hertsens Vastgoed
- Not suitable for car-related activities

beheer@hertsens.eu | 03 250 12 23

FINANCIAL

Price: € 581,00 per month
Price/m²/year: € 63,96
Charges: € 7,50/m²/year
Rental guarantee: 3 months

TECHNICS

Electricity: Yes
Sewage: No
Water: Yes

PLANNING

BUILDING

Surface: 109,00 m²

Fronts: 2

Renovation: 2025

State: Renovated

Flooding area: Not located in flood area

SPECIFIC AREA

Toilettes M/W: Yes