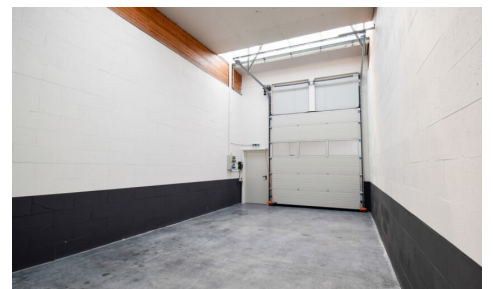
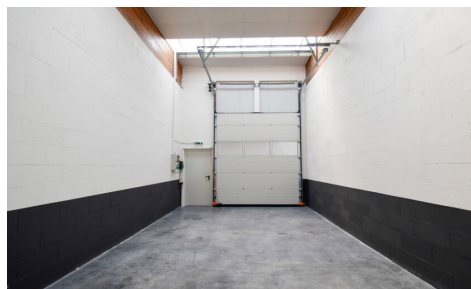
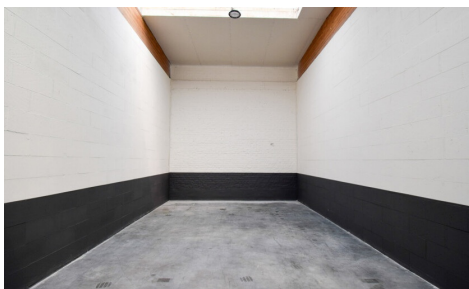


## FOR RENT - WAREHOUSE

Olekenbosstraat 138, 8570 Anzegem

€ 275

Ref. 7217108



Availability: tbd with the  
tenant

Surf. Living: 45m<sup>2</sup>

## 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 railway station 1.47 km away
- Easy access to the town centre and industrial areas
- Parking facilities for staff and customers
- Blitz Power charging points

### Layout and finish

- Clear height between 3.85 m and 5.4 m
- Sectional door for easy access
- High-load-bearing concrete floor
- Natural light via skylights
- Potential for office space

### Technical facilities

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

### Security 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 terms

- Direct letting via the owner: Hertsens Vastgoed
- Lease term: standard 2 years, flexible and negotiable
- Notice period: 3 months
- Low entry cost: 1 month's rent + 3 months' deposit
- Not suitable for car-related activities

beheer@hertsens.eu | 03 250 12 23

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## FINANCIAL

Price: € 275,00 per month  
Price/m<sup>2</sup>/year: € 73,32  
Available: Tbd with the tenant  
Available date: 01 June 2026  
Charges: € 7,50/m<sup>2</sup>/year

## TECHNICS

Electricity: Yes  
Sewage: No

## PLANNING

Rental guarantee: 3 months

Flooding area: Not located in flood area

## **BUILDING**

Surface: 45,00 m<sup>2</sup>

Renovation: 2025

State: Renovated

Main area: 60 m<sup>2</sup>

## **PARKING**

Parkings outside: Yes

## **SPECIFIC AREA**

Toilettes M/W: Yes