

Hogenakkerhoekstraat 2 , 9150 Kruibeke

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FOR RENT - WAREHOUSE

Bazelstraat 250 B53, 9150 Kruibeke

€ 2.900

Ref. 6992409



Availability: immediately

Surf. Living: 512m²

Surf. Plot: 512m²

DESCRIPTION

???? Location & accessibility
Located on N419, only 5.3 km from the E17 motorway
Bus stop at 20 metres
Smooth connection to the town centre
Parking for staff and clients
???? Layout & finishing
Total surface area: 512 m²
Clear height: 2.5 metres
Sectional gate with access door and private loading dock
Concrete floor with high load capacity
Integrated office space
???? Technical features
220V + 380V power supply
Water connection available
Private toilet and kitchenette
Shared sanitary facilities
Internet connection
Heating possible
Solar panels installed
???? Security
Gated site with access gate
CCTV surveillance
Night lighting on site
???? Build quality & maintenance
Well-maintained unit
Good insulation with sandwich panels
Dry and secure space
???? Flexibility & scalability
Possible combination with other units
Option to purchase in the future
Tailor-made arrangements possible
???? Rental terms
Low entry cost: 1 month rent + 3 months deposit
Standard 1-year lease with 3-month notice
Flexible term, ideal for starters
Only one unit available – act fast!

FINANCIAL

Price: € 2.900,00 per month
Available: Immediately
Indexed land registry income: € 3.146,00
Costs: € 500,00/month
Rental guarantee: 3 months
Land tax: € 1.776,64

BUILDING

LOCATION

Public transport nearby: 20m

TERRAIN

Ground area: 512,00 m²

LAYOUT

Kitchen: Yes, not fitted

Surface: 512,00 m²

Fronts: 2

Construction year: 1993

Renovation: 2022

State: Good state

Main area: 512 m²

Front width: 25,30 m

Type roof: Flat roof

Orientation facade: East

COMFORT

Handicap friendly: No

SPECIFIC AREA

Toilets M/W: Yes (2)

ENERGY

Double glazing: Yes

Electricity certificate: Yes, conform

Toilets: 1

TECHNICS

Electricity: Yes

Water: Yes

PLANNING

Destination: Industrial area

Building permission: Yes

Parcelling permission: Yes

Intimation: No

Flooding area: Potential flood area

G-score: A

P-score: C

PARKING

Parkings outside: Yes

Parkings inside: 40