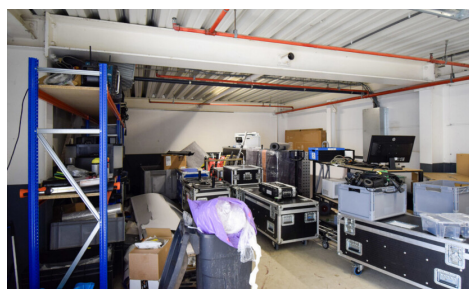
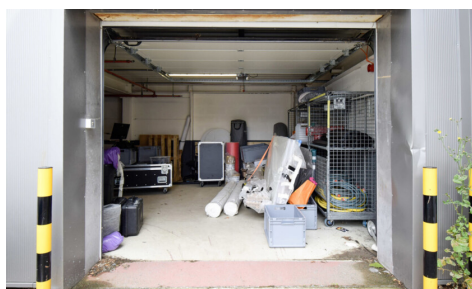


FOR RENT - WAREHOUSE

Bazelstraat 250 B215, 9150 Kruibeke

€ 495

Ref. 7820222



Availability: immediately

Surf. Living: 50m²

DESCRIPTION

Location and Accessibility

- Located on the N419, just 5.3 km from the E17
- Bus stop 20 meters away
- Easy access to the city center and port area

Layout and Finishes

- Clear height of 2.2 meters
- Sectional door
- Concrete floor with high load-bearing capacity

Technical amenities

- 220V + 380V three-phase power
- Shared restroom facilities
- No water connection in the unit

Security and infrastructure

- CCTV surveillance and night lighting
- Solar panels on site
- Excellent insulation via sandwich panels

Flexibility and scalability

- Can be combined with other units
- Layout and finishes can be tailored to your business

Lease terms

- Direct rental through the owner: Hertsens Vastgoed
- Standard 2-year contract with 3 months' notice
- Flexible lease terms, ideal for startups
- Low entry cost: 1 month's rent + 3 months' security deposit
- Not suitable for automotive-related activities

beheer@hertsens.eu | 03 250 12 23

FINANCIAL

Price: € 495,00 per month

Available: Immediately

Indexed land registry income: € 192,00

Rental guarantee: 3 months

Land tax: € 112,50

BUILDING

Surface: 50,00 m²

Construction year: 1985

Renovation: 2022

State: Good state

LOCATION

Public transport nearby: 20m

TECHNICS

Electricity: Yes

Sewage: No

Water: No

PLANNING

Intimation: No legal correction or administrative measure imposed

COMFORT

Smoke detector: Yes

Flooding area: Potential flood area

G-score: A

P-score: C

PARKING

Garage: Yes