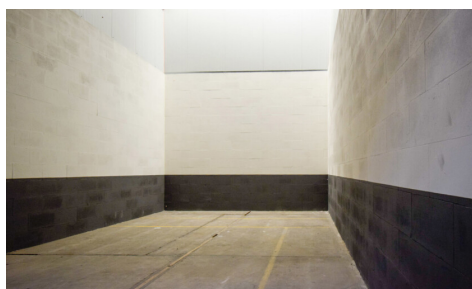
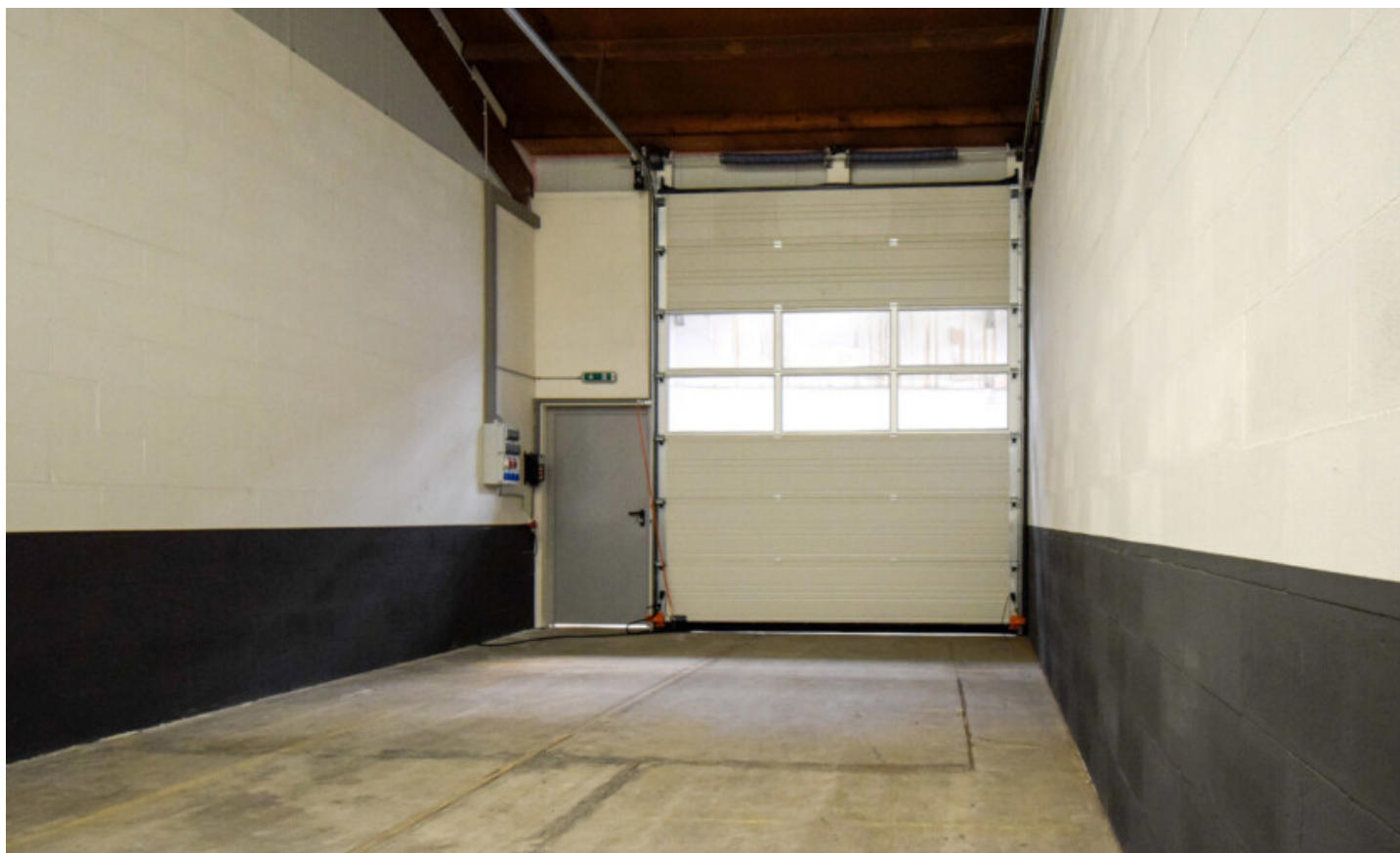


FOR RENT - WAREHOUSE

Izegemsestraat 95, 8800 Roeselare

€ 225

Ref. Rumbeke unit 11.2



Availability: immediately

Surf. Living: 54m²

Surf. Plot: 54m²

DESCRIPTION

???? Location & accessibility

This unit is ideally located in Rumbeke, close to major access roads:

- Only 1.8 km from the E403 motorway
- 600 m from a bus stop, 3.5 km from the train station
- Smooth connection to the city centre and industrial zones
- On-site parking for staff and visitors

???? Layout & finish

- Total surface of 54 m² with a clear height of 5 metres
- Sectional door with integrated access door
- Concrete floor with high load-bearing capacity
- Possibility to integrate an office space

???? Technical features

- Power supply: 220V + 380V
- Shared sanitary facilities available
- Heating possible (no water connection)

???? Safety & infrastructure

- Night lighting on the premises
- Dry and secure space
- Recently renovated
- Accessible 24/7

???? Flexibility & scalability

- Possible to combine with adjacent units
- Option to buy in the future can be discussed

???? Rental conditions

- Flexible rental terms, ideal for starters
- Standard 1-year lease with 3-month notice period
- Low entry cost: 1 month rent + 3 months deposit
- Direct rental from the owner: Hertsens Vastgoed
- Car-related activities are not allowed

FINANCIAL

Price: € 225,00 per month

Price/m²/year: € 50,04

Available: Immediately

Rental guarantee: 3 months

BUILDING

Surface: 54,00 m²

Fronts: 2

State: Good state

Main area: 54 m²

TERRAIN

Ground area: 54,00 m²

TECHNICS

Electricity: Yes

Sewage: No

