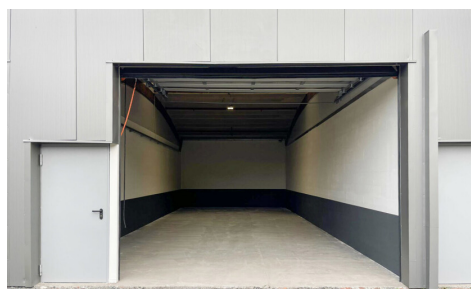
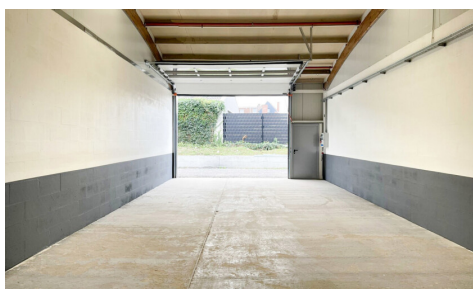
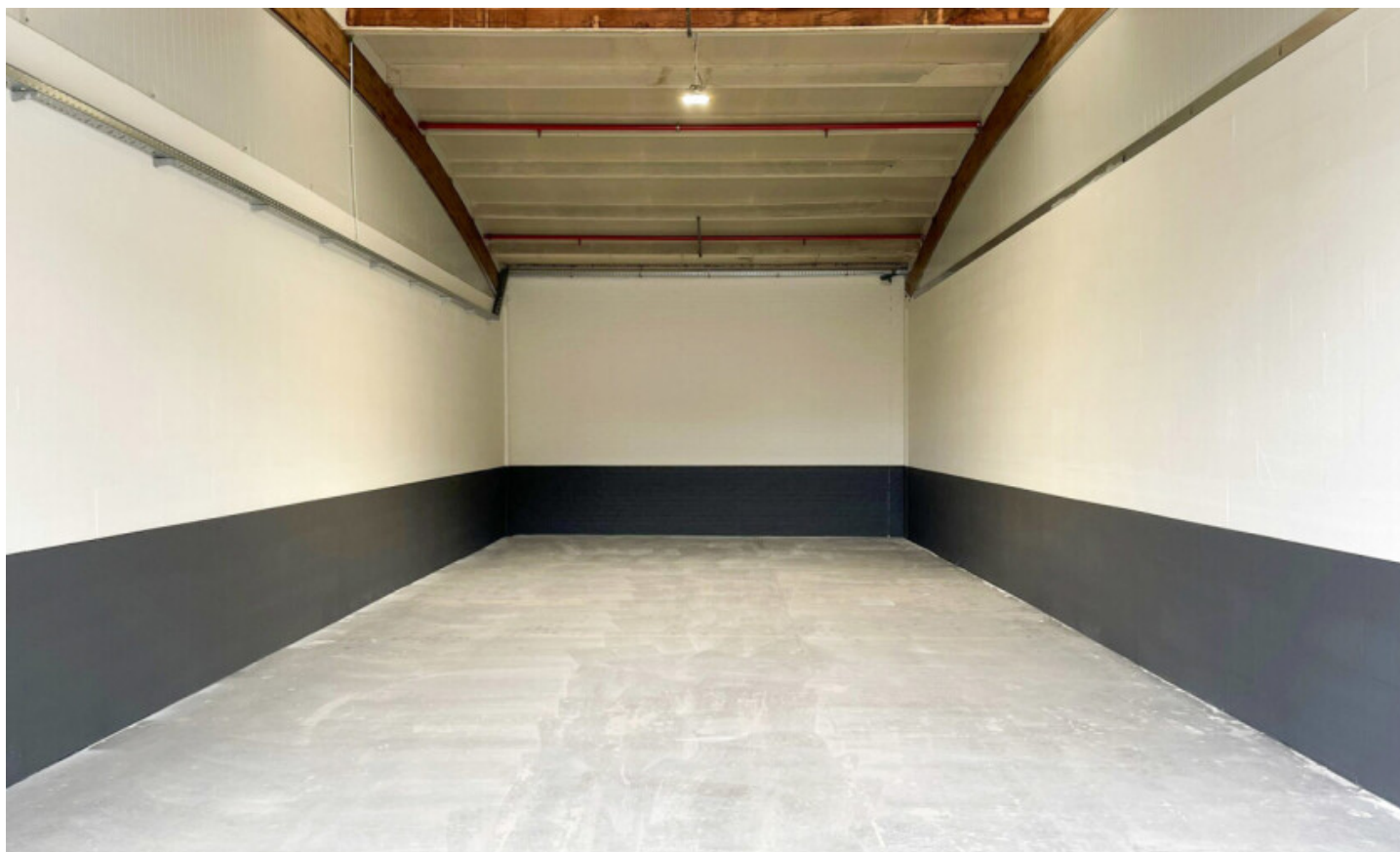


## FOR RENT - WAREHOUSE

Izegemsestraat 95, 8800 Roeselare

**€ 405**

**Ref. 7142744**



Availability: immediately

Surf. Living: 90m<sup>2</sup>

Surf. Plot: 90m<sup>2</sup>

## DESCRIPTION

### Location and accessibility

Located in a prime location in Rumbeke:

- Only 1.8 km from the E403
- 600 m from the bus stop
- 3.5 km from the train station
- Easy access to the city centre and industrial estates

### Practical layout and finish

- Total surface area of 90 m<sup>2</sup> with a clear height of 6 m
- Sectional door / external door
- Concrete floor with high load-bearing capacity
- Possibility to set up an office space

### Technical facilities

- Electricity connection 220V + 380V high-voltage current
- Shared sanitary facilities available
- Heating possible
- No water connection in the unit

### Safety and infrastructure

- Dry and secure space
- Night lighting on the premises
- Parking available for staff and customers

### Build quality and maintenance

- Recently renovated and well maintained

### Flexibility and scalability

- Can be combined with other units
- Accessible 24/7
- Term purchase negotiable
- Customisation possible

### Rental conditions

- Annual contract with 3 months' notice period
- Flexible terms negotiable – ideal for start-ups
- Low entry cost: 1 month's rent + 3 months' deposit

Direct rental through owner: Hertsens Vastgoed

Not suitable for car-related activities

beheer@hertsens.eu | 03 250 12 23

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## FINANCIAL

Price: € 405,00 per month

Price/m<sup>2</sup>/year: € 48,60

Available: Immediately

## TERRAIN

Ground area: 90,00 m<sup>2</sup>

**BUILDING**

Surface: 90,00 m²