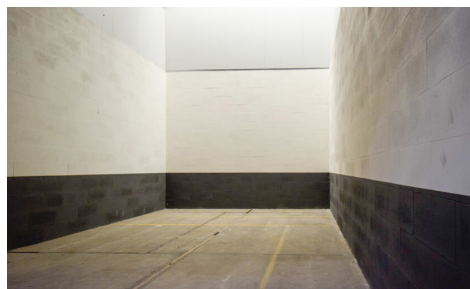
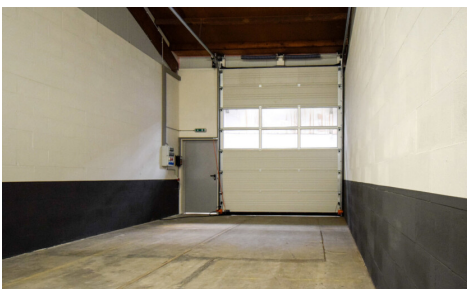


## FOR RENT - WAREHOUSE

Izegemsestraat 95, 8800 Roeselare

€ 270

Ref. 7217684



Availability: at delivery

Surf. Living: 54m<sup>2</sup>

Surf. Plot: 54m<sup>2</sup>

## 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 m<sup>2</sup> 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

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## FINANCIAL

Price: € 270,00 per month

Price/m<sup>2</sup>/year: € 60,00

Available: At delivery

Available date: 31 December 2025

Rental guarantee: 3 months

## BUILDING

Surface: 54,00 m<sup>2</sup>

Fronts: 2

Renovation: 2025

State: Good state

## TERRAIN

Ground area: 54,00 m<sup>2</sup>

## TECHNICS

Electricity: Yes

Sewage: No

Main area: 54 m<sup>2</sup>

## **SPECIFIC AREA**

Toilettes M/W: Yes