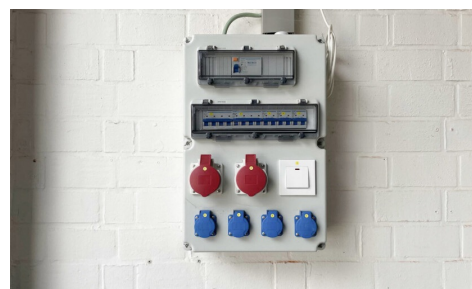


FOR RENT - WAREHOUSE

Izegemsestraat 95 B33, 8800 Roeselare

€ 240

Ref. 7886388



Availability: immediately

Surf. Living: 48m²

DESCRIPTION

Location & Accessibility

Strategically located in Rumbeke, with easy access to downtown and the main access roads.

- E403 just 1.8 km away
- Bus stop 600 m away and train station 3.5 km away
- Easy access to surrounding industrial parks

Layout & Amenities

- Recently renovated unit with a new sectional door
- Concrete floor with high load-bearing capacity
- Electricity: 220V and 380V (three-phase power)
- Shared restroom facilities
- Heating available
- Option to set up an office space
- Night lighting on the premises
- Accessible 24/7

Flexible Options

- Can be combined with other units
- Custom modifications negotiable

Lease Terms

- Direct lease through the owner, Hertsens Vastgoed
- Standard lease term of 2 years, flexible and negotiable
- 3-month notice period
- Low upfront cost: 1st month's rent + 3 months' security deposit
- Not suitable for automotive-related activities

Interested or would you like to schedule a visit?

Feel free to contact us at +32 3 250 12 23 or beheer@hertsens.eu.

FINANCIAL

Price: € 240,00 per month

Price/m²/year: € 60,00

Available: Immediately

Rental guarantee: 3 months

BUILDING

Surface: 48,00 m²

Fronts: 2

Renovation: 2025

State: Good state

TECHNICS

Electricity: Yes

Water: No

PLANNING

Building permission: Yes

Destination: Zone for economic activity

Intimation: No legal correction or administrative measure imposed

Right of pre-emption: No

Parcelling permission: No

Summons: No

SPECIFIC AREA

Toilettes M/W: Yes

PARKING

Parking cars: 1

ENERGY

EPC score: 0
EPC total score: 0 kWh/year
EPC code: 0
EPC co2 emission: 1
Electricity certificate: No