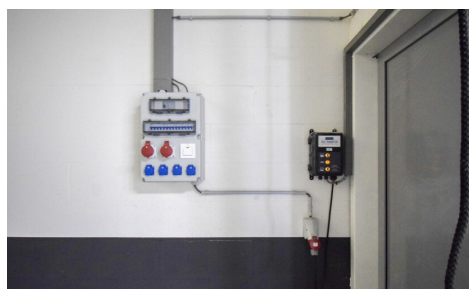
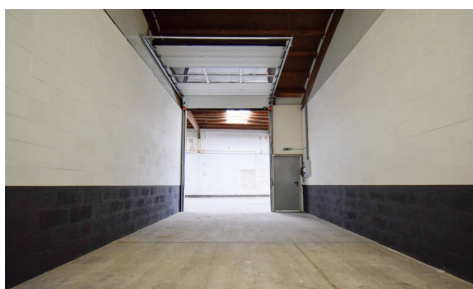
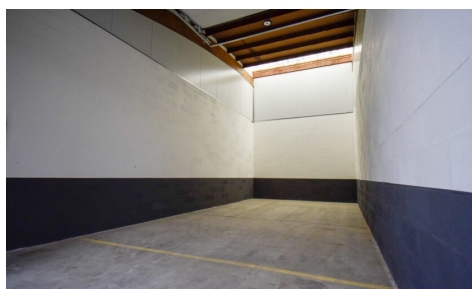


FOR RENT - WAREHOUSE

Izegemsestraat 95 B11.10, 8800 Roeselare

€ 270

Ref. 7886388



Availability: immediately

Surf. Living: 54m²

DESCRIPTION

Location & Accessibility

Strategically located in Rumbeke, with easy access to the city center and major 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
- Installation of a water connection negotiable
- 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

- Total area of 54 m² with a clear height of 5 meters
- Direct lease from the owner, Hertsens Vastgoed
- Standard lease term of 2 years, flexible and negotiable
- 3-month notice period
- Low upfront cost: 1 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: € 270,00 per month
Price/m²/year: € 60,00
Available: Immediately
Rental guarantee: 3 months

BUILDING

Surface: 54,00 m²
Fronts: 2
Renovation: 2025
State: Good state

TECHNICS

Electricity: Yes
Gas: No
Water: No

PLANNING

Building permission: Yes
Destination: Zone for economic activity
Intimation: No legal correction or administrative measure imposed
Right of pre-emption: No

Main area: 54 m²

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