FOR RENT - WAREHOUSE

Hoogweg 38, 8940 Wervik

€ 1.259

Ref. 6962193

Availability: immediately

Surf. Living: 289m²
Surf. Plot: 289m²

DESCRIPTION

Location and accessibility
• Only 2 km from N58 and 5 km from A19
• Bus stop at 130 m, train station at 810 m
• Fast connection to town centre and industrial zones

Layout and finish
• 289 m² surface area
• Clear height of 4.5 m
• Large sectional gate + separate entrance
• Reinforced concrete floor
• Natural light via skylights
• Office space possible within the unit

⚙ Technical features
• 220V electricity + 380V three-phase power
• Water connection present
• Shared sanitary facilities
• Heating possible
• Solar panels on site

Security and infrastructure
• Well-maintained and recently renovated unit
• Well-insulated with sandwich panels
• Dry, clean and secure space
• Night lighting throughout the premises
• Parking for staff and visitors

Flexibility and scalability
• Can be combined with adjacent units
• 24/7 access
• Option to purchase in the future
• Customisation possible

Rental terms
• Direct rental from owner: Hertsens Vastgoed
• Standard 1-year lease with 3-month notice
• Flexible terms negotiable
• Low upfront cost: 1 month rent + 3 months deposit
• Automotive-related activities not allowed

Only one unit available – act quickly!

beheer@hertsens.eu | 03 250 12 23

FINANCIAL

Price: € 1.259,00 per month
Price/m²/year: € 52,32

TERRAIN

Ground area: 289,00 m²

Available: Immediately

BUILDING

Surface: 289,00 m²
Fronts: 2
Construction year: 1999
Renovation: 2024
State: Renovated
Main area: 175 m²
Type roof: Flat roof

SPECIFIC AREA

Toilettes M/W: Yes

ENERGY

Electricity certificate: Yes, conform
Heating type: Not installed

TECHNICS

Electricity: Yes
Electricity details: 380 V

PLANNING

Building permission: Yes
Parcelling permission: No
Intimation: No - no legal correction or
administrative measure imposed
Flooding area: Not located in flood area
G-score: A
P-score: A