

## FOR RENT - WAREHOUSE

Hoogweg 38, 8940 Wervik

**€ 588**

**Ref. 7217172**



Surf. Living: 126m<sup>2</sup>

# DESCRIPTION

Unit 23A

## Location and Accessibility

- Just 2 km from the N58 and 5 km from the A19
- Bus stop 130 m away, train station 810 m away
- Easy access to the city center and industrial parks

## Layout and Finishes

- 4.5-meter clear height
- Large sectional door + separate entrance door
- Concrete floor with high load-bearing capacity
- Skylights provide natural daylight
- Option for office space within the unit

## Technical amenities

- Electricity 220V + 380V three-phase power
- Shared restrooms
- Heating available
- Solar panels on site

## Security and infrastructure

- Well-maintained, recently renovated
- Insulation via sandwich panels
- Dry, clean, and secure space
- Night lighting on the premises
- Parking spaces for staff and customers

## Flexibility and scalability

- Combination with other units possible
- Accessible 24/7
- Purchase on installment terms negotiable
- Customization negotiable

## Lease terms:

- Standard 2-year contract, flexible terms negotiable
- 1 month's rent + 3 months' security deposit
- Leased directly by the owner

Not suitable for automotive-related activities

beheer@hertsens.eu | 03 250 12 23

Leased directly by the owner: Hertsens Vastgoed

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## FINANCIAL

Price: € 588,00 per month

Price/m<sup>2</sup>/year: € 56,04

Available date: 01 July 2026

## TECHNICS

Electricity: Yes

Gas: No

Water: No

## **BUILDING**

Surface: 126,00 m<sup>2</sup>

Fronts: 2

Renovation: 2023

State: Renovated

## **SPECIFIC AREA**

Toilettes M/W: Yes

## **PLANNING**

Flooding area: Not located in flood area

G-score: A

P-score: A

## **PARKING**

Parkings outside: Yes

Parkings inside: No