



Leuvensesteenweg 587 , 3071 Kortenberg

**Phone number:** 02 759 96 53

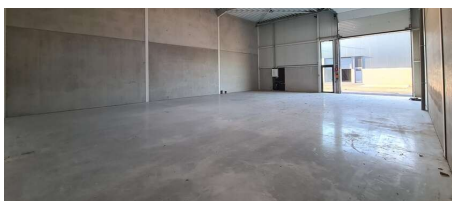
**E-mail:** info@immowillems.be

## For rent - Sme-unit

**€ 1.970**

**Karel Van Miertstraat 4, 3070  
Kortenberg**

**Ref. 6864946**



Garages: 1

Availability: tbd with the owner

Surf. Living: 216m<sup>2</sup>

Surf. Plot: 180m<sup>2</sup>

# Description

Nearly new SME-Unit for rent in Business Park Guldendelle Kortenberg!

Discover this modern and spacious SME unit in the bustling "Guldendelle" business park in Kortenberg. Ideally located just 5 minutes from the Ring Road (R0), 12 minutes to Leuven, 20 minutes to Brussels.

□ Features:

- Surface area: 216m<sup>2</sup> (180m<sup>2</sup> + mezzanine of 36m<sup>2</sup>)
- Warehouse with clear height of 6 m
- Sectional gate (4m x 4.20m) and separate entrance door
- LED lighting, polyconcrete floor, skylight with smoke and heat extraction
- Rainwater tank of 3000l per unit
- Salto Homelok access control
- Toilet room
- Alarm system with camera surveillance included
- Wifi possible

Special Conditions:

Spatial Implementation Plan applicable

For detailed conditions, floor plans and prices, see annexes.

Contact us for a viewing and book your modern business space in Guldendelle!

info@immowillems.be - +32 497 05 24 37

Don't miss this opportunity to find the perfect location for your business! #KMOUnits #TeRent #Guldendelle #Business Park #Kortenberg #Immowillems

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## Financial

Price: € 1.970,00 per month

Available: Tbd with the owner

Available date: 01 July 2025

Costs: € 120,00/month

## Building

Surface: 216,00 m<sup>2</sup>

Fronts: 2

Construction year: 2024

State: New

Type roof: Flat roof

## Comfort

Alarm: Yes

## Specific area

Toilettes M/W: Yes

## Security

Access control: Yes

## Terrain

Ground area: 180,00 m<sup>2</sup>

## Technics

Electricity: Yes

## Parking

Garage: 1

Parkings outside: 2

Parkings inside: Yes

Access control type: Badge