



Leuvensesteenweg 587 , 3071 Kortenberg

**Phone number:** 02 759 96 53

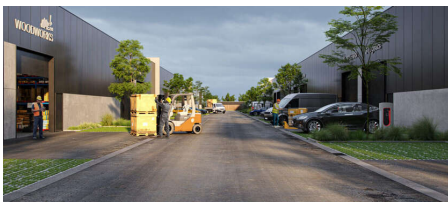
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## For rent - SME-unit

**€ 1.200**

Karel Van Miertstraat 4, 3070  
Kortenberg

Ref. 5642047  



Availability: at delivery

Surf. Living: 144m<sup>2</sup>

# Description

Brand new SME units between 144 and 681 m² for rent, ideally located just 5 minutes from the Ring Road (R0). Reach Leuven in about 12 minutes' drive and Brussels in 20 minutes. The warehouse, classified as fire class C, offers a clear height of 6 m and is equipped with a sectional door (4 m x 4.20 m) including separate access door, a skylight with integrated smoke and heat exhaust, LED lighting and poly concrete floor. All utilities are provided up to the unit, and a cistern of 3000l per unit is also provided.

The unit is part of the "Guldendelle" business park. This multifunctional business park is located on a site of approximately 20,000 m², and consists of 45 high-quality and hyper-insulated newly built SME units. The park is asphalted and has direct and easy access to the Leuvensesteenweg.

The companies that will establish themselves here will benefit from a unique location on the Brussels-Leuven axis with good access to the Brussels Ring Road and the E19 motorway.

Completion is scheduled for late February, early March 2024.

Special conditions of the Spatial Implementation Plan strictly apply. This document is attached.

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## Financial

Price: € 1.200,00 per month  
Available: At delivery

## Building

Surface: 144,00 m²  
Fronts: 2  
Construction year: 2024  
State: New  
Type roof: Flat roof

## Layout

Ventilated space: Yes

## Parking

Garage: Yes  
Parkings outside: 2  
Parkings inside: Yes