



Leuvensesteenweg 587 , 3071 Kortenberg

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For rent - Sme-unit

Karel Van Miertstraat 4, 3070
Kortenberg

Rented

Ref. 6864946



Garages: 1

Availability: tbd with the owner

Surf. Living: 216m²

Surf. Plot: 180m²

Neighbourhood: central

Description

Unlike most shell units, this SME unit is fully equipped with all necessary amenities for efficient and secure operations. The unit includes:

- Alarm system with camera
- Wifi
- LED lighting
- Integrated access control system (Salto Homelok)
- Private toilet

In short, a move-in-ready workspace combining comfort and security.

Ideally located just 5 minutes from the Ring (R0), 12 minutes to Leuven, and 20 minutes to Brussels.

□ Features:

- Total area: 216 m² (180 m² + 36 m² mezzanine)
- Warehouse with a clear height of 6 m
- Sectional door (4 m x 4.20 m) and separate access door
- LED lighting, polished concrete floor, skylight with smoke and heat extraction
- Skylight with integrated smoke and heat ventilation
- Electrically operated insulated sectional door (4 m x 4.2 m)
- All utility connections provided to the unit
- Polished concrete flooring
- 3,000-litre rainwater tank per unit
- Clear height of 6 m
- Wifi available

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 #Kortenbergh #Immowillems

Financial

Price: € 1.790,00 per month

Available: Tbd with the owner

Available date: 01 July 2025

Costs: € 120,00/month

Building

Surface: 216,00 m²

Fronts: 2

Construction year: 2024

State: New

Type roof: Flat roof

Comfort

Handicap friendly: No

Alarm: Yes

Elevator: No

Location

Environment: Central

Terrain

Ground area: 180,00 m²

Technics

Electricity: Yes

Parking

Garage: 1

Parkings inside: Yes

Specific area

Toilettes M/W: Yes

Security

Access control: Yes

Energy

Electricity certificate: Yes, conform

Heating type: Not installed