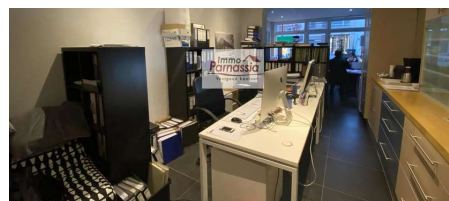


For rent - Offices

€ 750

3070
Kortenberg

Ref. 4605814



Surf. Living: 50m²

Surf. Plot: 50m²

Neighbourhood: central

Description

"Exceptional Business Opportunity in the Heart of the Action! Centrally located commercial/office space, currently operating as an ice cream parlor. Immerse yourself in a stylish 50m2 space adorned with pristine tiles, boasting a well-lit kitchenette featuring a charming skylight, and a separate toilet for added convenience. The quality craftsmanship shines through with numerous built-in cabinets, providing a sophisticated and organized atmosphere. Positioned in a prime location, this space enjoys close proximity to a supermarket and post office, ensuring a constant flow of potential customers. With high foot traffic guaranteed, thanks to its strategic location near the Kortenbergh station and other public transportation hubs, this is an opportunity you won't want to miss! Available from April 1, 2024 – seize the chance to elevate your business in the new year!"

Financial

Price: € 750,00 per month
VAT applied: No
Available date: 01 January 2024
Rental guarantee: 3 months

Building

Surface: 50,00 m²
State: Very good state
Number of floors: 2
Main area: 42 m²
Orientation facade: East

Comfort

Furnished: No
Handicap friendly: No

Energy

EPC total score: 22752 kWh/year
EPC code: 20220113-0002525514-KNR-1
EPC class: C
EPC co2 emission: 4086
Heating: Individual

Location

Environment: Central, commercial environment
School nearby: Yes
Shops nearby: Yes
Public transport nearby: Yes
Highway nearby: Yes
Sport center nearby: Yes

Terrain

Ground area: 50,00 m²

Layout

Kitchen: Yes, not fitted
Bureau: 38,00 m²
Toilets: 1

Technics

Electricity: Yes
Phone cables: Yes

Planning

Flooding area: Not located in flood area
G-score: A
P-score: A

Parking

Parkings inside: No