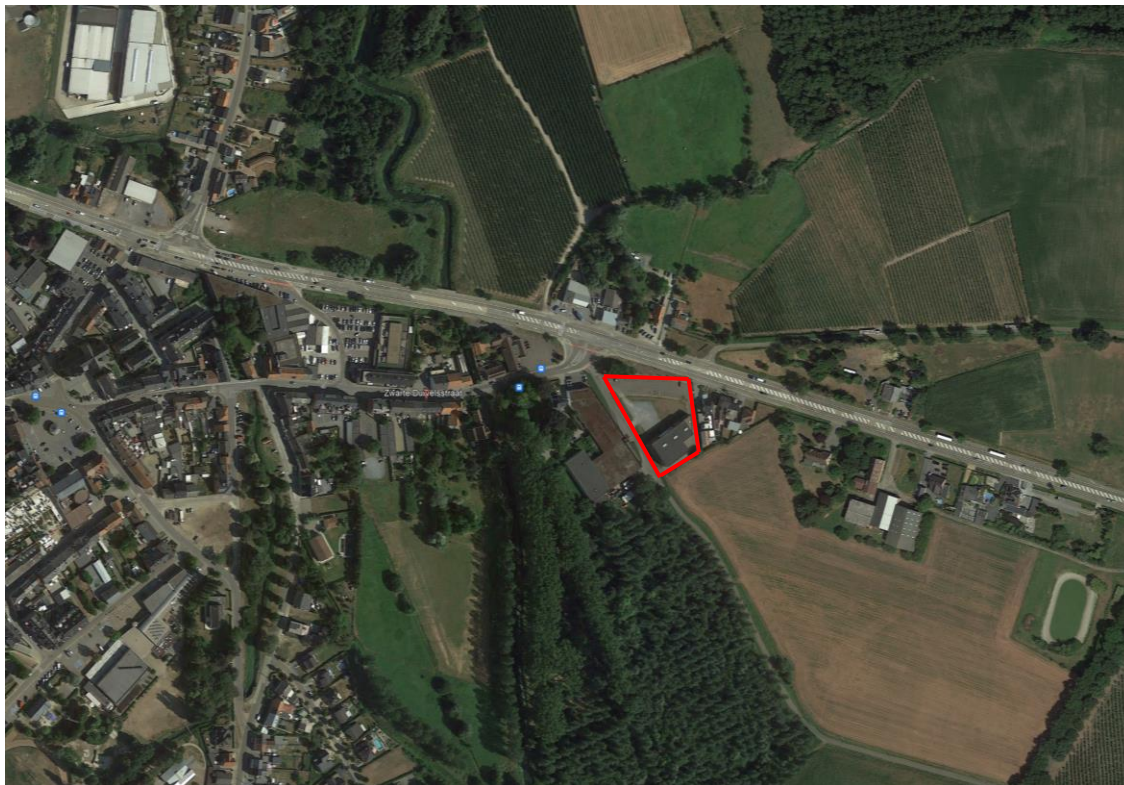




MEMO

VERHUUR MAGAZIJN

Grote Baan 86+

3540 Herk-de-Stad

MEMORANDUM

TE HUUR | Magazijn

Ref. LR0022

ADRES | Grote Baan 86+ / Kasteelstraat, Herk-de-Stad

BESTEMMING | Magazijn/opslag

BESCHIKBAARHEID | in overleg

HUURPERIODE | korte duur – overeen te komen

OPPERVLAKTE | (+0) 805m² - (+1) 685 m² | Tot. 1.489 m²

HUURPRIJS | maandelijkse huurprijs 5.584 euro

Jaarlijkse huurprijs 67.013 euro

Jaarlijkse huurprijs per m² 45 euro

HUURDERSLASTEN | onroerende voorheffing, deelname vaste kosten

MOGELIJKHEDEN | gedeeltelijke huur mogelijk



Situering | Terrein informatie

- Kadastraal Perceel: Herk-de-Stad 2 Afd/Donk/Grote Baan 68+, A367/00C

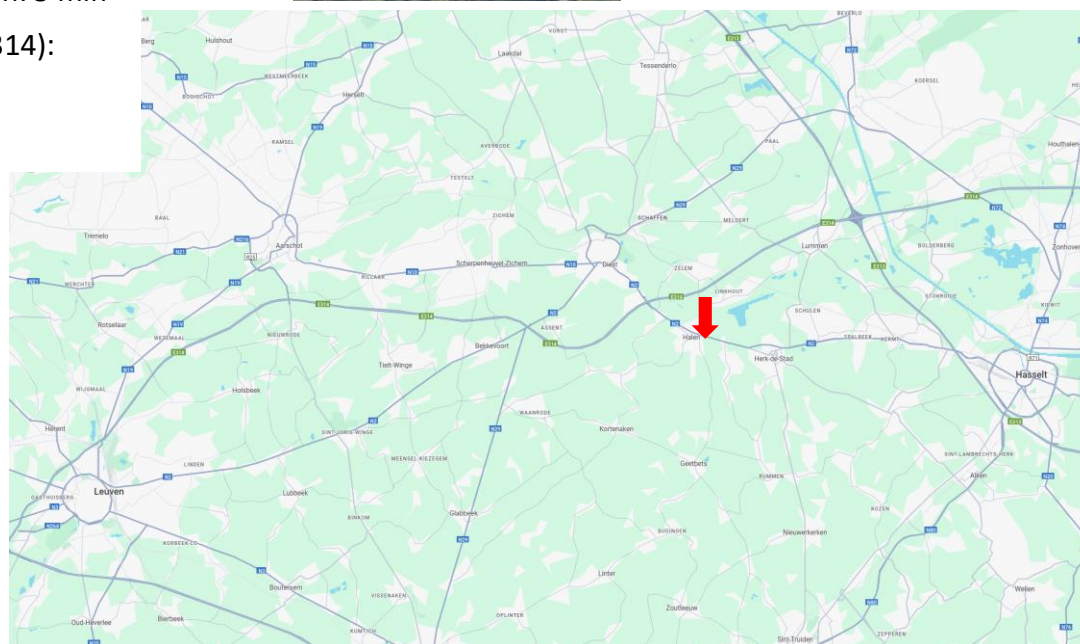
- KI 4729 euro

- Stedenbouwkundige bestemming: deels gelegen in woongebied, deels in agrarisch gebied

- Watertoets: P-score: D | G-score: D



- Zeer goede ontsluiting op- en afrit E314 Leuven-Aken: 5 min
- Goede bereikbaarheid klaverblad Lummen (E313-E314): 12min
- Centraal gelegen tussen Diest en Hasselt



Situering | Gebouwinformatie

Oppervlakten gelijkvloers

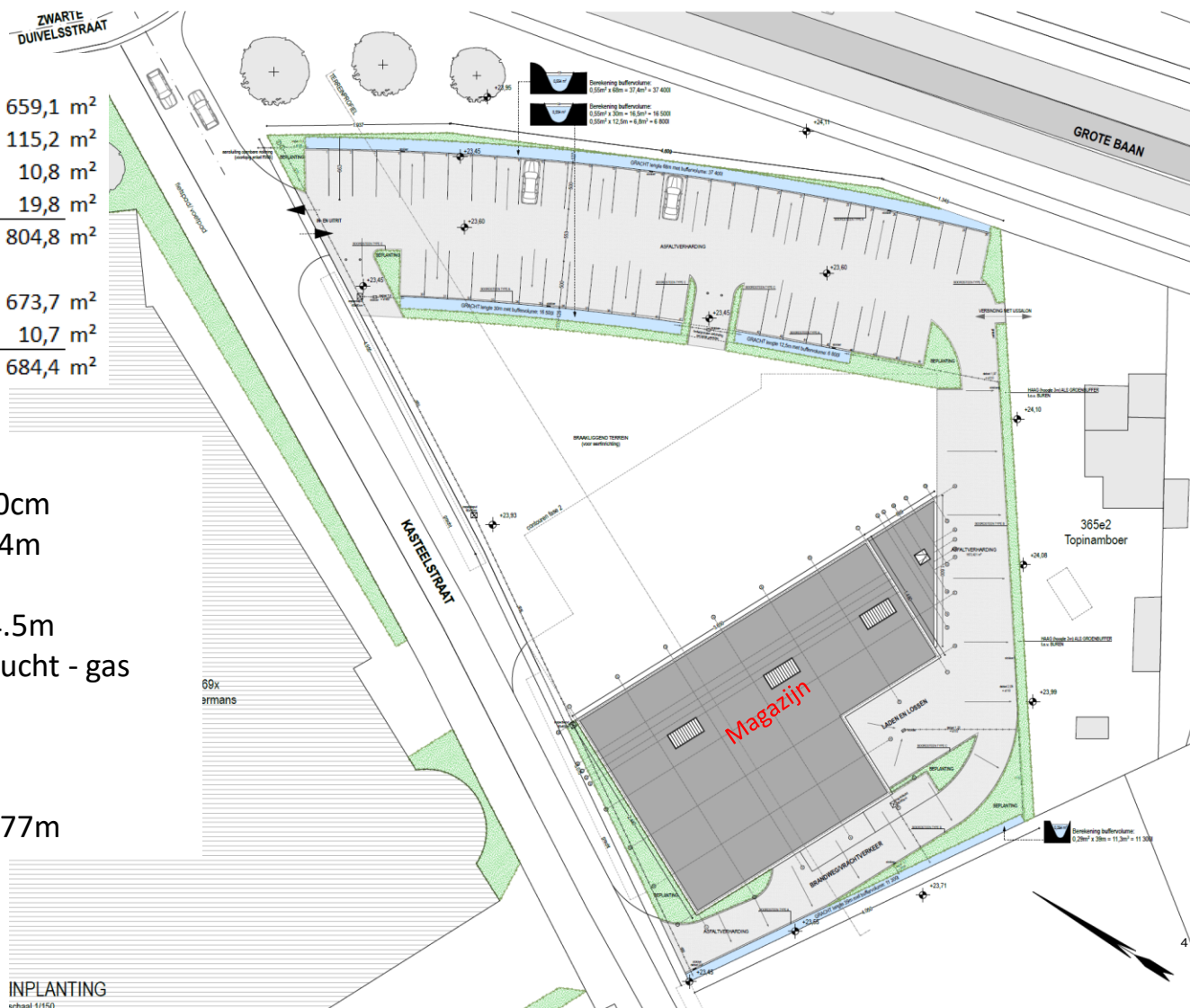
opslag/magazijn	659,1 m ²
zone vide	115,2 m ²
bureel	10,8 m ²
traphal	19,8 m ²
	804,8 m ²

verdieping

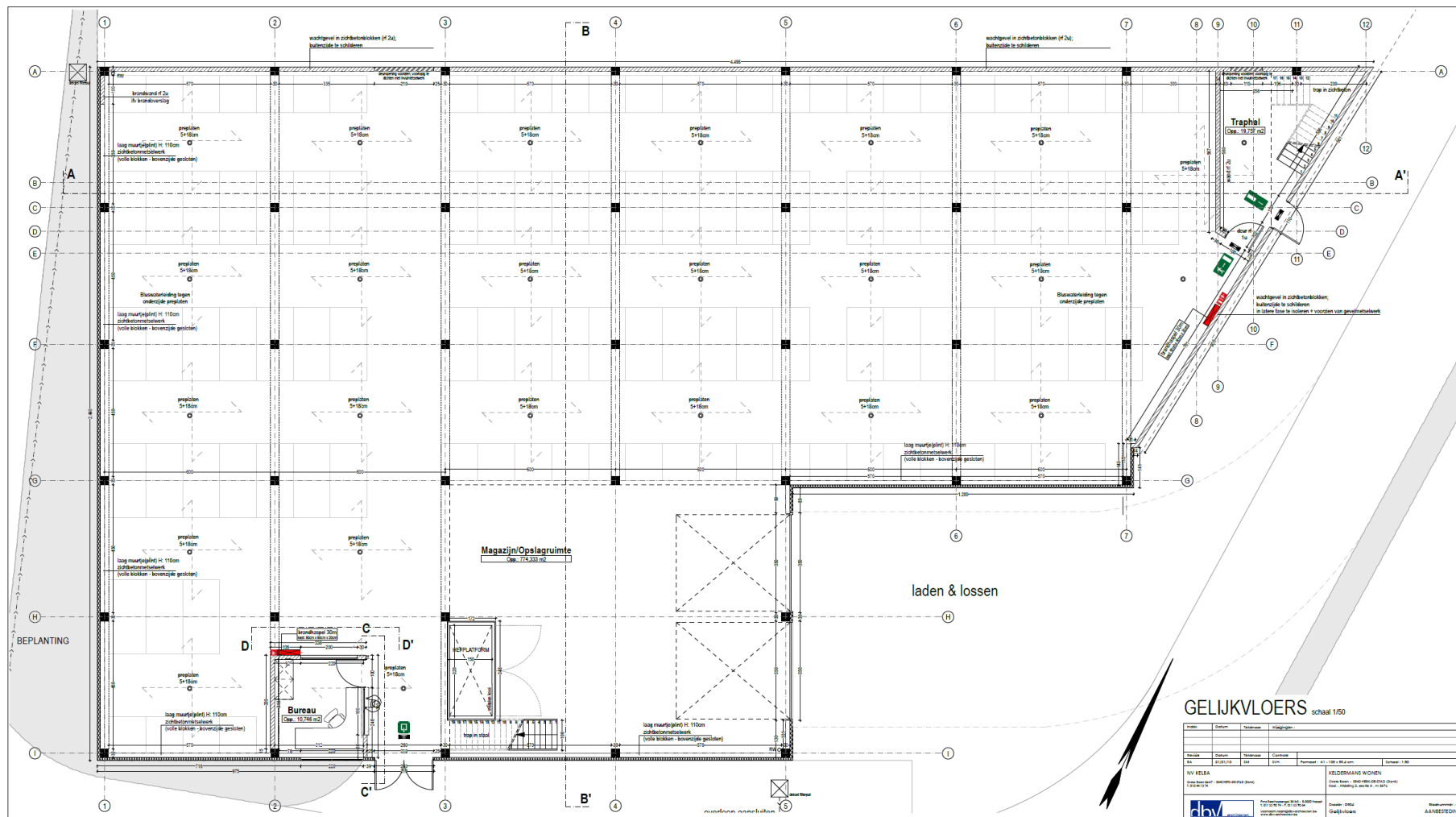
opslag/magazijn	673,7 m ²
traphal	10,7 m ²
	684,4 m ²

Specificaties

- Intern hefplatform 150x320cm
- 2 sectionaalpoorten 3.5mx4m
- Gepolierde betonvloer
- Betonskeletstructuur 6mx4.5m
- Type verwarming: Warme lucht - gas
- Type verlichting: TL
- Vrije hoogte
 - Gelijkvloers: 3m
 - Verdieping: 4.47 > 4.77m



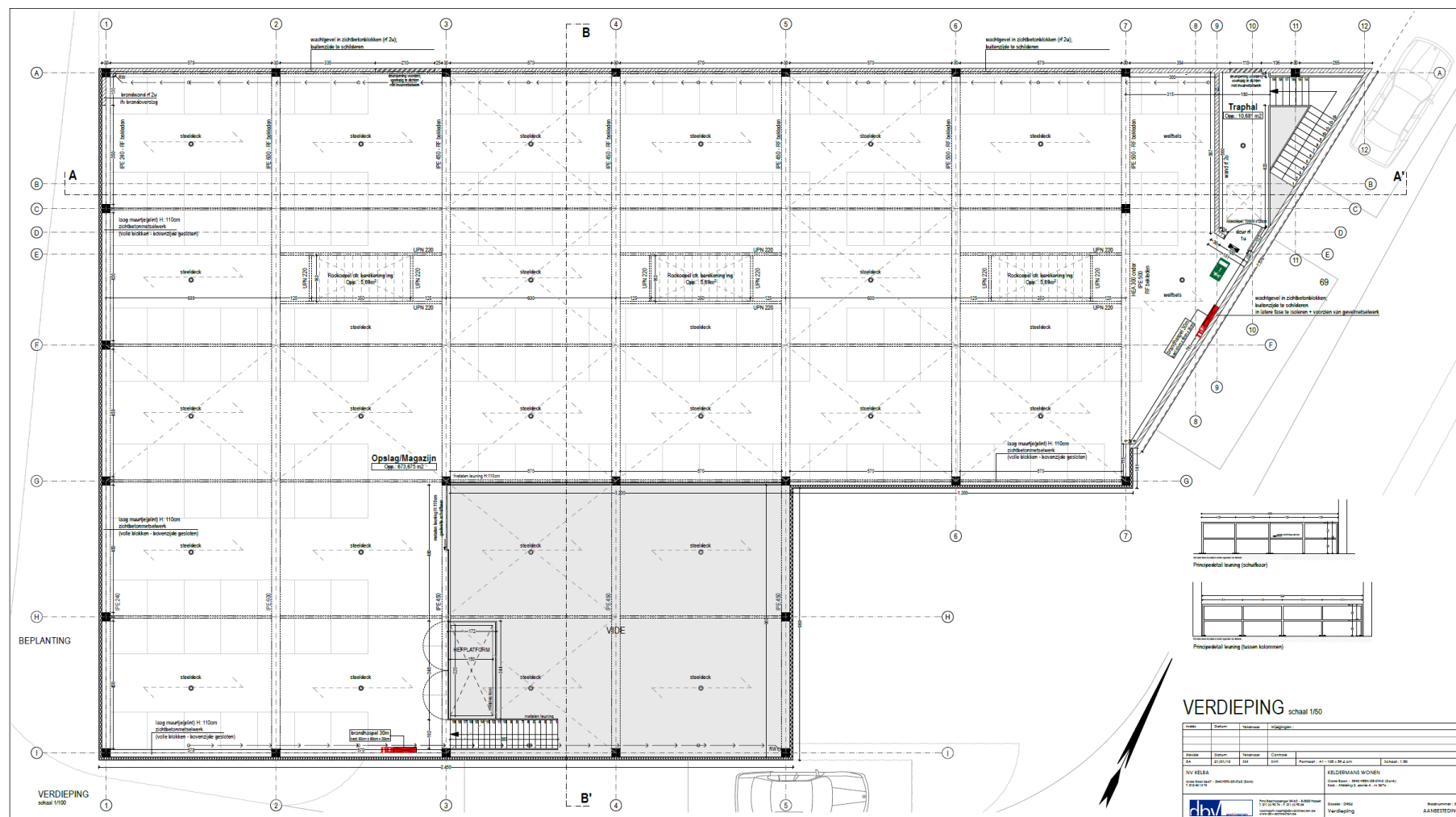
Situering | Gebouwinformatie



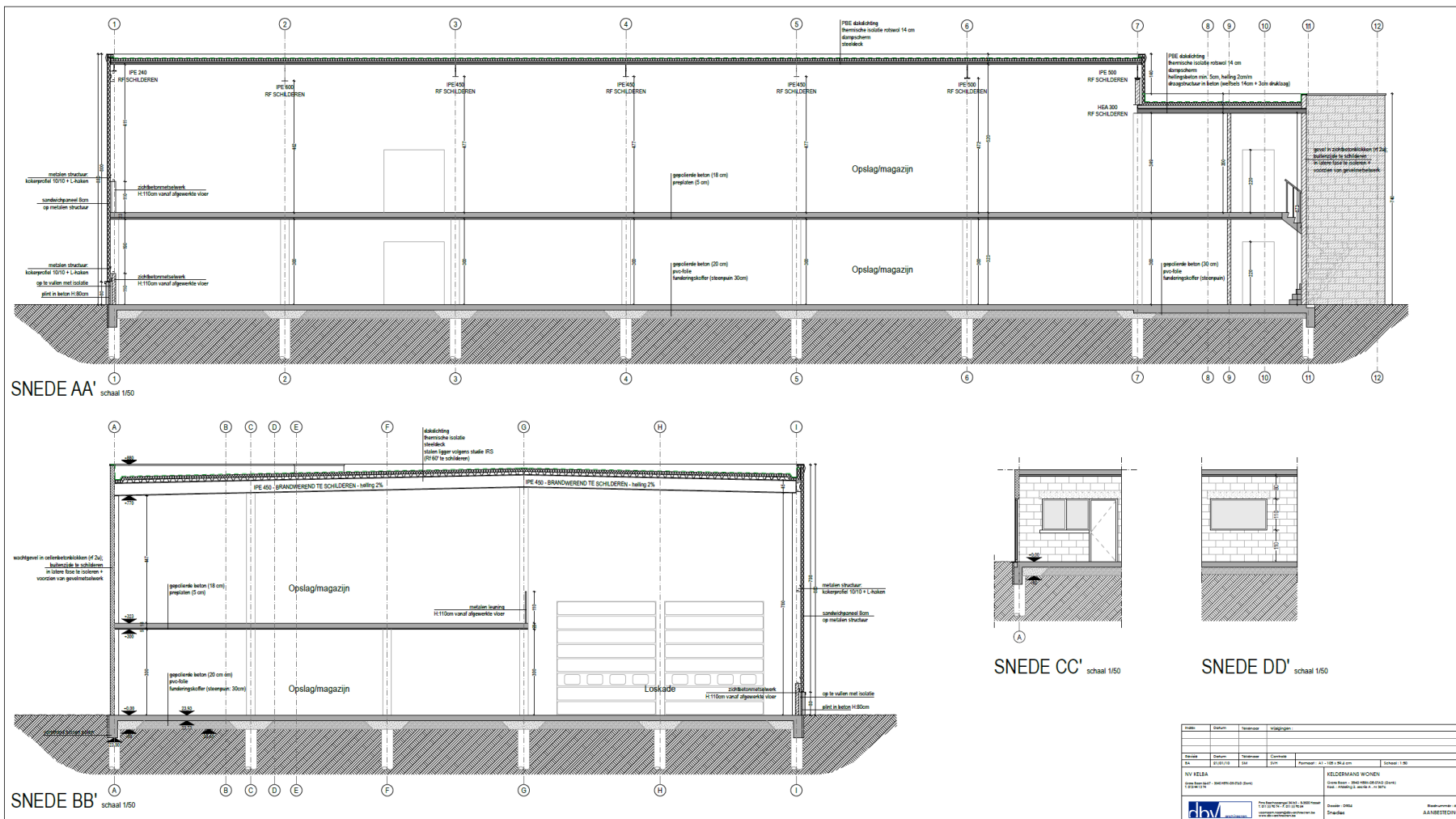
GELIJKVLOERS
schaal 1/150

Naam	Adres	Postcode	Stad	Land
WV REBA	1000 Brussel	1000	Brussel	België
WV REBA	1000 Brussel	1000	Brussel	België
WV REBA	1000 Brussel	1000	Brussel	België
WV REBA	1000 Brussel	1000	Brussel	België
WV REBA	1000 Brussel	1000	Brussel	België
WV REBA	1000 Brussel	1000	Brussel	België
WV REBA	1000 Brussel	1000	Brussel	België
WV REBA	1000 Brussel	1000	Brussel	België
WV REBA	1000 Brussel	1000	Brussel	België
WV REBA	1000 Brussel	1000	Brussel	België

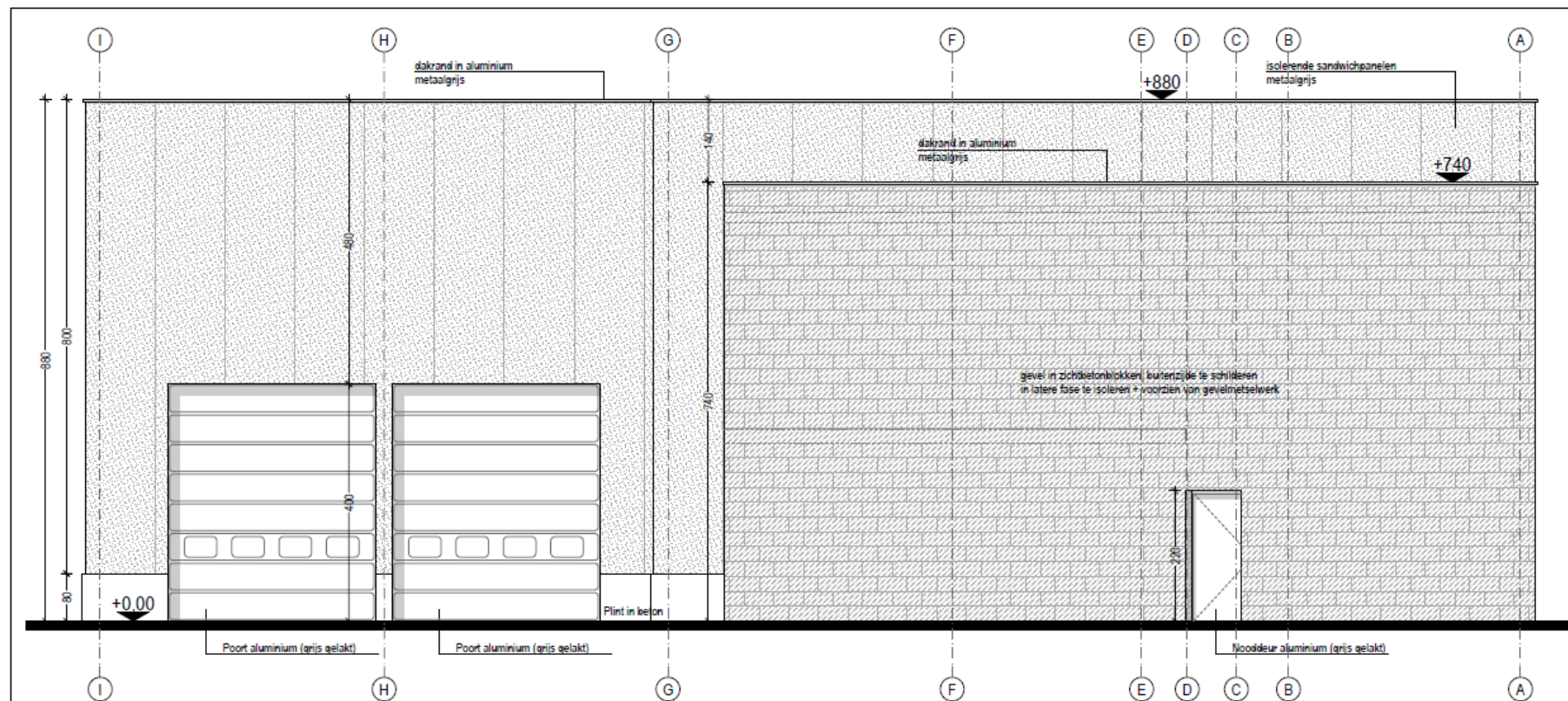
Situering | Gebouwinformatie



Situering | Gebouwinformatie



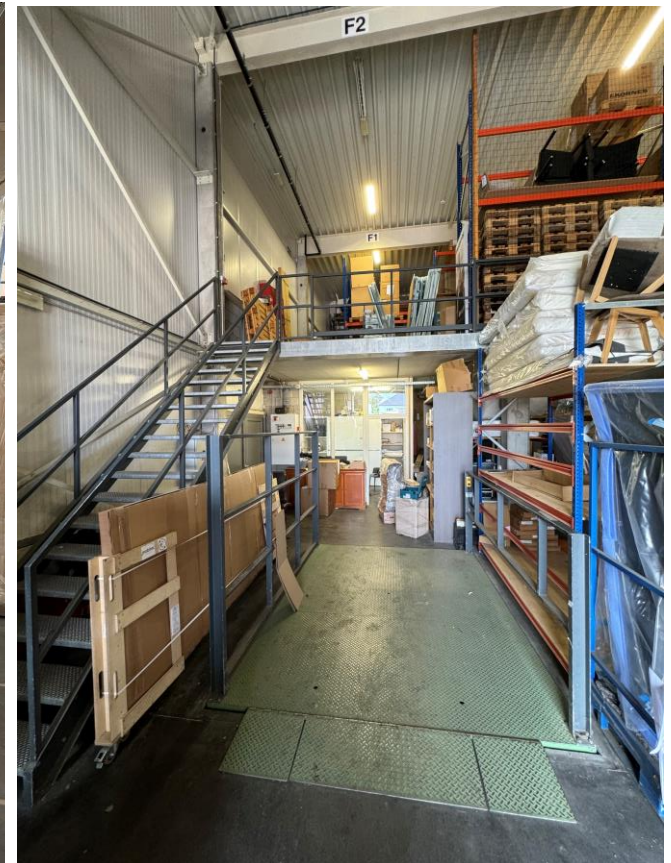
Situering | Gebouwinformatie



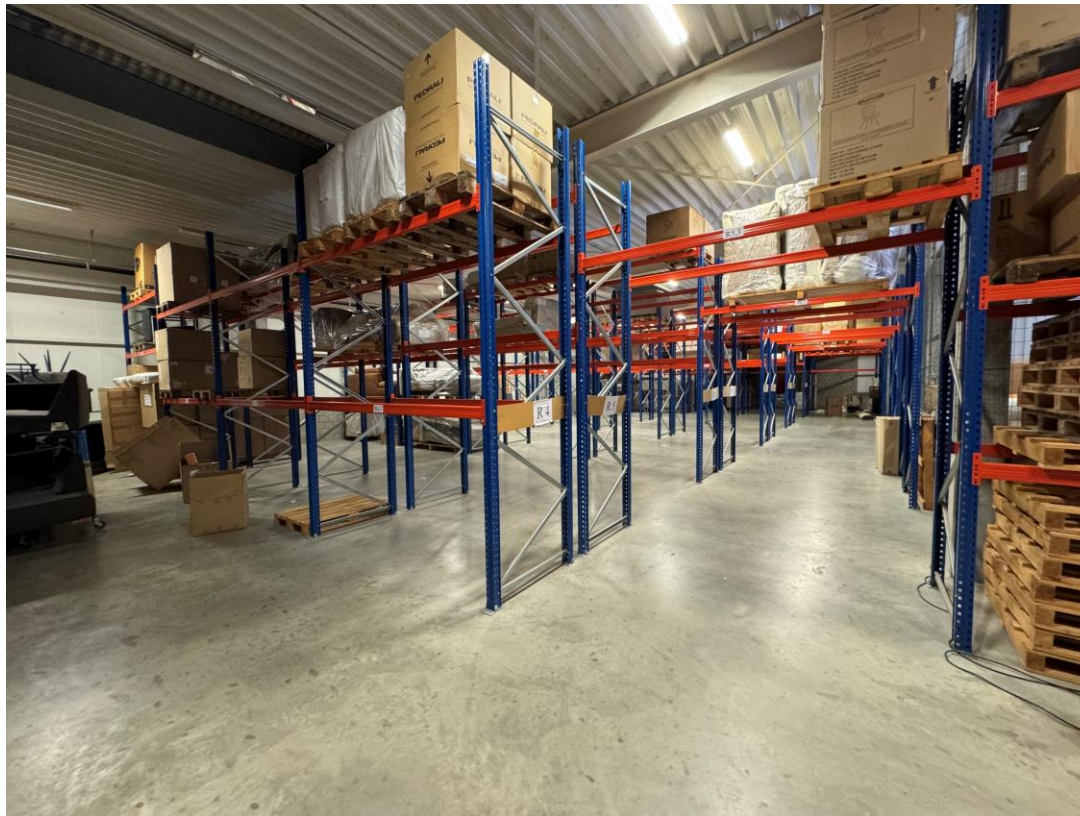
Situering | Foto's



Situering | Foto's

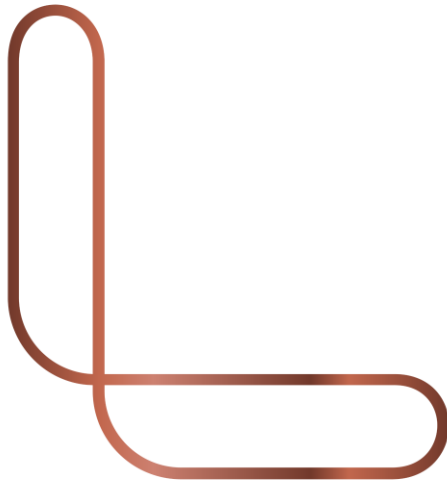


Situering | Foto's



Vragen? Bel gerust.

Lars Smekens
+32 479 99 45 02
lars.smekens@laress.be
www.laress.be



DISCLAIMER

This Investment Teaser has been prepared for the sole purpose of assisting the candidate Investors in evaluating the property and the company. However, it is not intended to form the basis of any investment decision and does not purport to contain all the information that may be necessary or desirable to fully and accurately evaluate the property and the company. The owner believes the information in this teaser to be true and realistic, this information may not be considered as a representation, promise or other assurance by the owner, whether as to the past or the future, and any candidate investor should conduct his own independent analysis. The commercial Advisor has not independently verified any of such information, assume no responsibility for its accuracy or completeness and shall have no liability for any mistakes or omissions contained herein. In particular, but without prejudice to the generality of the foregoing, no representation or warranty is given as to the achievement or reasonableness of any projections, targets, estimates or forecasts, and nothing in the teaser (or any other written or oral information made available to the candidate Investors) is or should be relied on as a promise or representation as to the future. Only those particular representations and warranties, if any, which may be made to an investor in a definitive agreement when, as and if executed, and subject to such limitations and restrictions as may be specified therein, will have a legal effect. Neither the receipt of the teaser, nor any information contained herein or provided subsequently – whether communicated in written, electronic or oral form in connection with the transaction constitutes, or shall be relied upon as constituting, the giving of investment advice by the owner. The candidate Investors are responsible for conducting their own investigation and analysis of the property and the company described, and should consult their own professional advisors. No information, representation or opinion set out or expressed in this teaser will form the basis of any agreement related to the transaction. Any interested party will be required to acknowledge in the definitive agreement that it has not relied on or been induced to enter such agreement by any representation or warranty, save as expressly set out in such agreement. No information, representation or opinion set out or expressed in this memorandum will form the basis of any agreement related to the transaction.