

## FOR SALE - WAREHOUSE

Kanaaldijk 12 B9, 2380 Ravels

On request

Ref. 4044 AK



Availability: at the contract

Surf. Living: 250m<sup>2</sup>

Neighbourhood: SME  
environment

## DESCRIPTION

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### FINANCIAL

Price: Info at the office  
VAT applied: No  
Available: At the contract  
Land registry income: € 1.047,00  
Liberal profession possible: No

### BUILDING

Surface: 250,00 m²  
Construction year: 2021  
State: Very good state  
Type roof: Flat roof

### COMFORT

Handicap friendly: No  
Alarm: Yes

### SPECIFIC AREA

Shopfloor: Yes

### ENERGY

Windows: Aluminium  
Electricity certificate: Yes, conform

### LOCATION

Environment: SME environment, central  
School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes  
Highway nearby: Yes  
Train station nearby: No  
City nearby: Yes  
Sport center nearby: Yes

### LAYOUT

Toilets: 1

### TECHNICS

Electricity: Yes  
Sewage: Yes  
Gas: Yes  
Water: Yes

### PLANNING

Building permission: Yes, granted  
Destination: Zone for industry  
Intimation: No - no legal correction or administrative measure imposed  
Right of pre-emption: Yes  
Parcelling permission: No  
Water-sensitive open space area: No  
Flooding area: Flood area  
G-score: 🏡 D  
P-score: 🏡 D  
Summons: No  
Servitude: Yes  
Management measures recorded in the register of measures: No

### PARKING

Garage: Yes  
Parkings outside: Yes  
Parkings inside: Yes