



# TE HUUR - Commerciële ruimte (271m<sup>2</sup>) mét parkeergelegenheid op een strategische locatie in Lanaken!

*Molenweideplein 96 - 1, 3620 Lanaken*

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*This energy-efficient commercial space (EPC label B) of 271 m<sup>2</sup> is located in a prime location on Molenweideplein, in the centre of Lanaken. The property was previously used as a bank office and is therefore already equipped with high-quality office finishes. This offers companies the ideal opportunity to move into a professional space in a strategic location, within walking distance of the centre of Lanaken and with ample parking nearby. Rental price: €1600/month excluding communal costs of €170/month. Available immediately.*

## **LAYOUT**

This commercial space features a separate entrance hall, a trash room, open office space, three separate office spaces, a kitchenette, two restrooms including one for the disabled, a built-in safe and various storage spaces.

## **FINISH**

The space has a flexible layout and can be fully customized to meet the specific needs of your business. Both the workspace and the facilities can be designed to your liking.

In addition, the space is air-conditioned.





# Facts & Figures

## Address Details

**address** Molenweideplein 96 - 1  
3620 Lanaken

## Financial information

**price excl. cost** € 1.600  
**cadastral income** € 2.106  
**communal costs** € 170

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## Technical information

**year of construction** 2010  
**habitable living space** 271 m<sup>2</sup>  
**heating** warmtepomp d.m.v.  
luchtverwarming

**external woodwork** hoogrendementsglas en dubbele beglazing  
**extra** alarm system, fire detection, airconditioning system  
**g-score** d  
**p-score** d  
**o-level** niet gelegen in een overstromingsgevoelig gebied  
**worg** no