

OFFICES FOR RENT

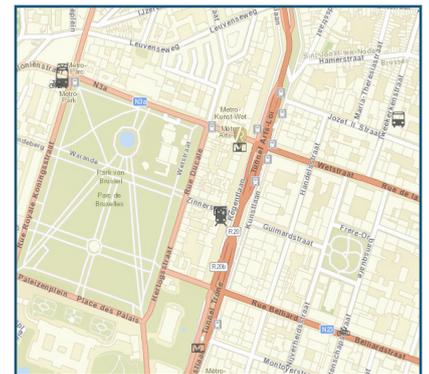
REGENT PARK

BOULEVARD DU RÉGENT 35 REGENTLAAN - 1000 BRUSSELS



DESCRIPTION

Regent Park is a state of the art building, located on the most strategic of corners : right on the inner ring road, exactly at the point where the European district meets the city centre district, just a stone's throw from Parc Royal/Warandepark. A more perfect place for business could not be imagined. You only have to step through the door of this prestigious creation to realise just how stunning and quiet a working environment can be. The interior garden brings nature right into the building, and the rooftop terrace offers a beautiful view on the park and the city centre.



FLOOR	TYPE	SURFACE (±)	RENT (€/sqm/y)	AVAILABLE
+4	offices	983 sqm	320	NOW!
+2	offices	983 sqm	310	NOW!
underground	parkings	on request	1,800/unit	NOW!
underground	archives	on request	120	NOW!
TOTAL OFFICES AVAILABLE: 1,966 sqm				

OFFICES FOR RENT REGENT PARK

TECHNICAL FEATURES

- Latest HVAC technology (cold ceilings)
- Individual climate control
- Opening windows
- Ultra-clear double-glazing
- Lowered ceiling
- Raised floor
- Incorporated LED lighting with no glare
- M/F restrooms on each floor
- 3 lifts with Destination Control System by KONE
- Access by badge
- K-value 33
- E-level 52

TECHNICAL FEATURES

- Modulation 1.35 m
- BREEAM excellent
- Low water use
- Ultra-low energy use
- Maximum daylight input
- Ceiling height 2.75 m

CHARGES & TAXES

Estimations:

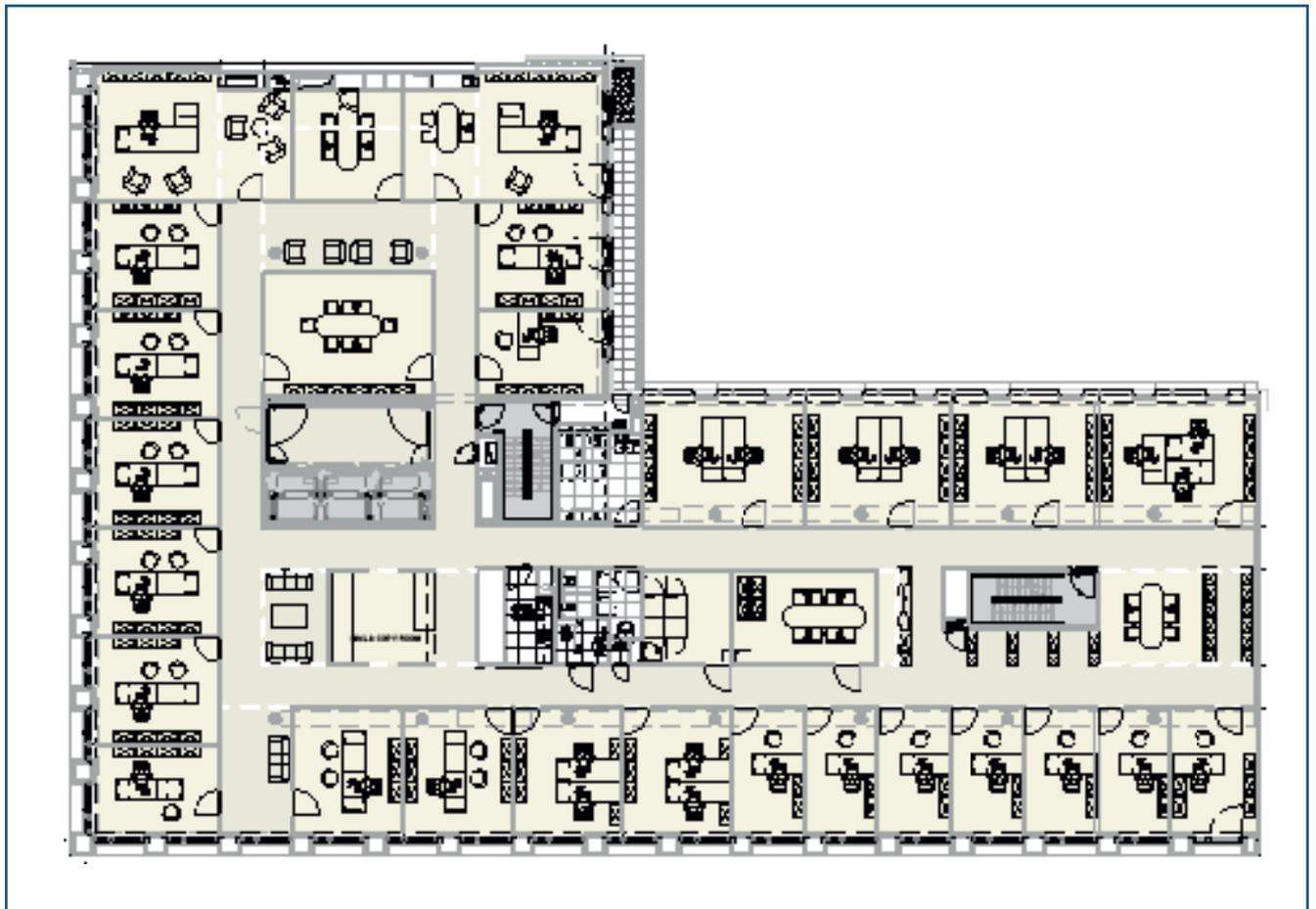
- Common charges 43 €/sqm/y
- Communal taxes 8.90 €/sqm/y
- Parking taxes 125 €/parking/y
- Regional taxes 8.50 €/sqm/y
- Real estate taxes >30 €/sqm/y

PARKINGS

- Underground parking spots
- Ratio 1/200 m
- Bicycle racks
- Locker rooms with showers

PUBLIC TRANSPORT

- Arts-Loi metro station: 30 sec
- Luxembourg train station: 1 km
- Central train station: 1 km
- Villo bicycles station: 100 m



INFORMATION & VISITS

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