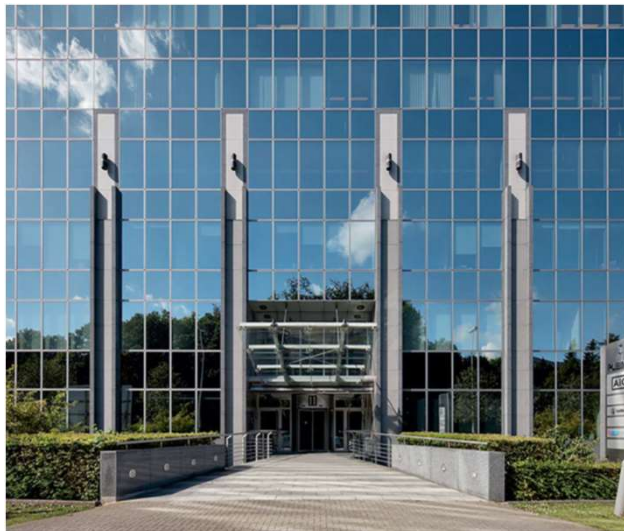


PLAINE 11



**OFFICE BUILDING LOCATED
BOULEVARD DE LA PLAINE 11 – 1050
BRUSSELS**



LOCATION

The Property is located along the Boulevard de la Plaine just in front of the Campus of the main University of Brussels.

The area is mixed use zone composed of residential, retail, university, student houses, hospital and the largest office cluster of the Brussels decentralised market.

The Property benefits from very good accessibility. Access to the Belgian motorway network is within close proximity and all possible transports means – bus, tram, metro, Villos – are all located a short walking distance away.



THE PROPERTY

OFFICES PREMISES (immediately available)

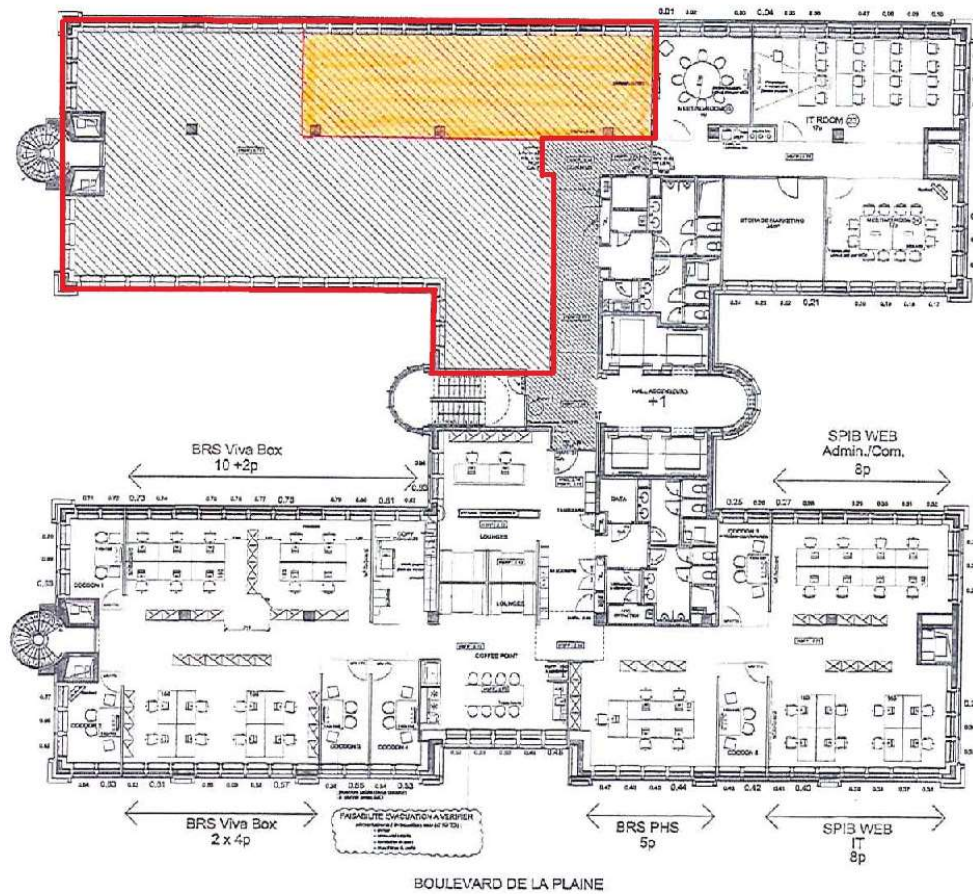
- 1st FLOOR: 442sqm of offices space

PARKING AND ARCHIVES

- 1 inside parking spaces/52sqm
- 96sqm of archives (possibility to split from 20sqm)

THE PROPERTY

PLAN OF PREMISES



FINANCIAL CONDITIONS

RENT

1st FLOOR :

- Offices : 442sqm at 145€/sqm/year = 64.090 €/year
- Archives: 70€/sqm/year at 70/sqm/year
- Parking inside (ratio : 1/52sqm) : 1.400€/unit/year

CHARGES and TAXES

- Common charges: 35€/sqm/year
- Real estate taxes: 41 €/sqm/year
- Local taxes: 16 €/sqm/year
- Regional taxes: 12 €/sqm/year

TECHNICAL SPECIFICATIONS

DELIVERY DATE	1999
TOTAL AREA	- 9.149 sq m of office area - 703 sq m of archive area
NUMBER OF FLOORS	3 underground levels, ground floor and 5 upper floors
PARKING SPACES	172 underground parking spaces (1/53 sq m)
COMMON CHARGES	€ approx. 37/sq m
MODULATION	1,20 m
WINDOW FRAMES/WINDOWS	Double glazed windows
SANITARY INSTALLATION	2 male and 2 female sanitary blocks per floor
ELEVATORS	1 battery of 4 elevators (including 1 goods' lift) and 1 visitors' lift
HEATING	2 gas boilers (595kW each)
HVAC/COOLING	4 pipe fan-coil air-conditioning
SUSPENDED CEILING	Metallic suspended ceiling with low consumption lighting
RAISED FLOOR	Yes
FREE HEIGHT	2,72 m (3,16 m slab to slab)
FAÇADE	A double skin dynamic glazed façade
ENERGY PERFORMANCE CERTIFICATE	C-
ASBESTOS	Asbestos safe
ENVIRONMENTAL PERMIT	Permit valid until: 26/05/2022

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