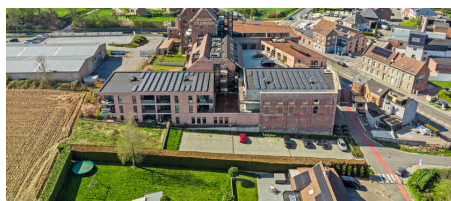


## For sale - Offices

**€ 438.197**

**Ninoofsesteenweg 772, 1700 Dilbeek**

**Ref. 6679860**



Availability: at the contract

Surf. Living: 230m<sup>2</sup>

Surf. Plot: 230m<sup>2</sup>

Neighbourhood: Suburb

Glazing type: thermic and  
acoustic isol.

## Description

Work or welcome clients in a truly unique setting, where industrial charm meets contemporary design. This last available shell office or practice space (230 m²) is located on the beautifully redeveloped site of the former Eylenbosch Brewery – a place rich in history and character. Easily accessible via elevator, perfect for an office or practice that wants to stand out. Last chance to become part of this exceptional site! Optional: purchase of 5 underground parking spaces and 2 storage cellars.

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### Financial

Price: € 438.197,00

VAT applied: Yes

Construction value: € 328.647,75

Value land: € 109.549,25

Available: At the contract

### Building

Surface: 230,00 m²

Construction year: 2021

State: Renovated

Main area: 230 m²

Type roof: Flat roof

Orientation rear: South

### Comfort

Elevator: Yes

### Security

Access control: Yes

Access control type: Barrier

### Energy

Double glazing: Yes

Glazing type: Thermic and acoustic isol.

Windows: Aluminium

Heating type: Hot air pump

### Location

Environment: Suburb, administration center

Public transport nearby: 66m

Sport center nearby: 1.000m

### Terrain

Ground area: 230,00 m²

### Layout

Bureau: 230,00 m²

Cellar: Yes

### Technics

Electricity: Yes

Phone cables: Yes

### Planning

Destination: Not disclosed

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: Not disclosed

Intimation: Not disclosed

G-score: C

P-score: C

### Parking

Parkings inside: 5