

## For sale - Offices

**€ 698.000****Kanaalbrugstraat 19B, 1500 Halle****Ref. 6544791**

Surf. Living: 191m<sup>2</sup>  
Neighbourhood: commercial  
environment

Glazing type: thermic and  
acoustic isol.

## Description

Unique commercial space of 191 m<sup>2</sup> in Nederhem, Halle! Two floors, large private terrace, and view of a peaceful courtyard garden. Delivered shell, finishing possible to your wishes. Ideal for an office, practice, or creative workspace. Prime location: within walking distance of the center, station, and canal. Public parking at 60 meters, optional underground spaces available. Energy-efficient building (E40) with aluminium windows and HR glass. Sale under 12% registration on land and 21% VAT on construction. Interested? Call us for a visit and get inspired!

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### Financial

Price: € 698.000,00

VAT applied: Yes

Construction value: € 155.593,00

Value land: € 25.252,00

### Building

Surface: 191,00 m<sup>2</sup>

Fronts: 3

Construction year: 2022

State: New

Main area: 94 m<sup>2</sup>

Type roof: Flat roof

Orientation facade: South

### Comfort

Furnished: No

### Energy

Double glazing: Yes

Glazing type: Thermic and acoustic isol.

Windows: Aluminium

### Location

Environment: Commercial environment, Suburb

School nearby: 500m

Shops nearby: 650m

Public transport nearby: 60m

Highway nearby: 1.000m

Sport center nearby: 60m

### Terrain

Orientation terrace 1: South

### 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

### Parking

Parkings inside: No