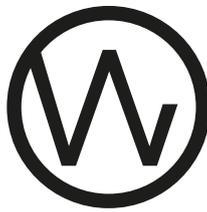




WEST END





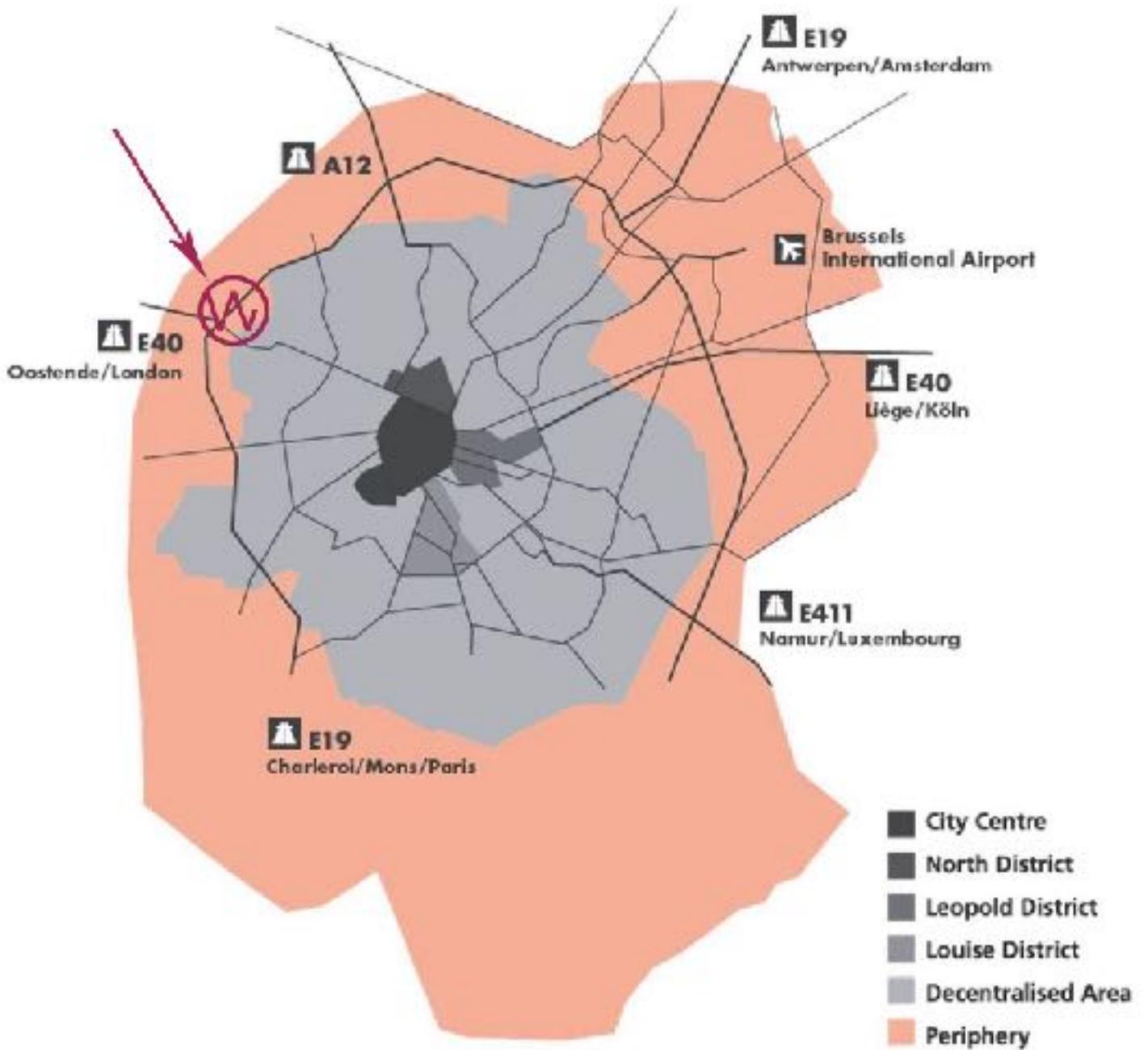
WEST END



Noordkustlaan 16 ABC - 1702 Groot-Bijgaarden



WEST END



- Top location with a great visibility along the ring road of Brussels
- At the intersection with the E40 motorway (Gent/Ostend)
- Right next to the main roads linking the West ring road to the center of Brussels



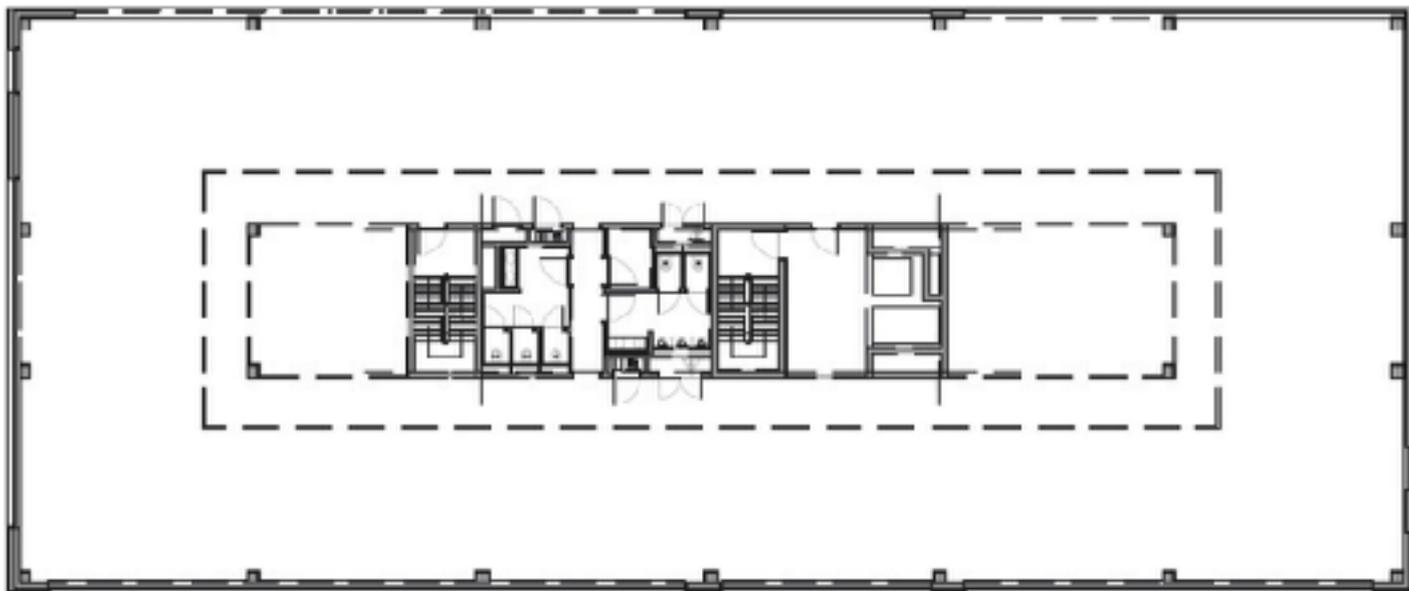
- Modern office park completed in 2009
- Three buildings designed by Jaspers Architects
- 10.020 sqm offices on the site



- 4-façade buildings with a lot of natural light
- Air conditioning: Cooled ceiling system in the offices
- Central heating
- Elevators: 2 per building (630 kg – 1,000 kg) The 1,000 kg can be used as a good lift
- Raised floors
- T5-lighting in the metal ceiling coupled with a daylight control system
- Acces control and intercom system at main entrance
- Energy efficient building (E-label 68)



WEST END



Availability

Building C Office 1st floor ± 515 sqm

Price

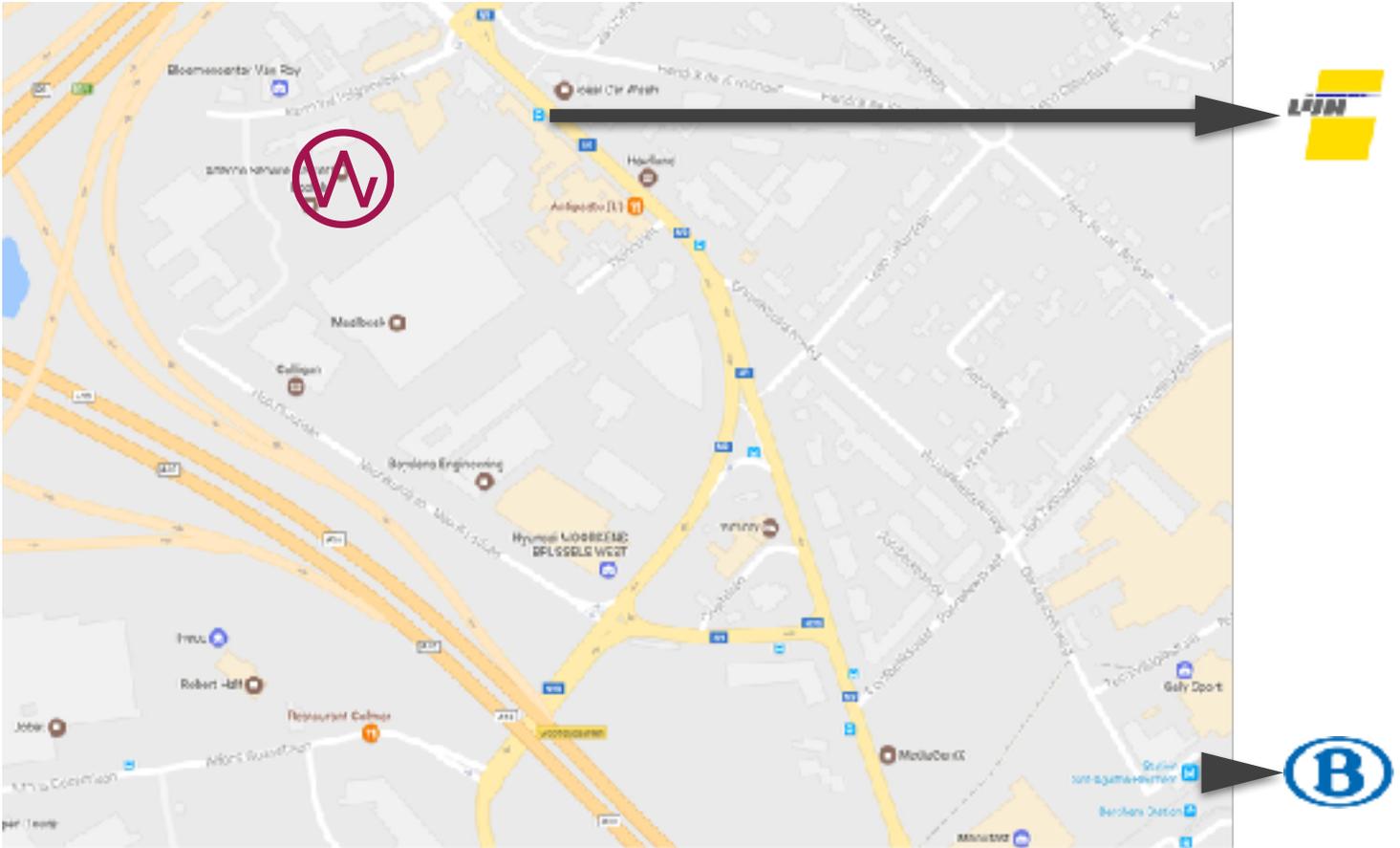
Rent €/sqm/year :	150,00
Charges €/sqm/year :	26,00
Real estate tax €/sqm/year :	11,00
Inside parking spaces €/place/year :	1.250,00
Outside parking spaces €/place/year :	750,00
Storage €/sqm/year :	75,00





Accessibility is an important asset of the building

- Top location on one of the major artery to the city center
(Keizer Karellaan / Av Charles Quint)
- Next to the exit on Brussels Ring road (exit nr 10)
- At the E40 and the Brussels ring road intersection
- Close to the Brussels International Airport



Accessibility is an important asset of the building

- By train, you can reach:
 - The South Station
 - The Central Station
 - The North Station
 - The Brussels Airport Station with a change at the North Station, within 30 min.
- The station is also served by 2 trams and 1 bus
- The buildings themselves are also served by 3 busses



WEST END



KEY ESTATE

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