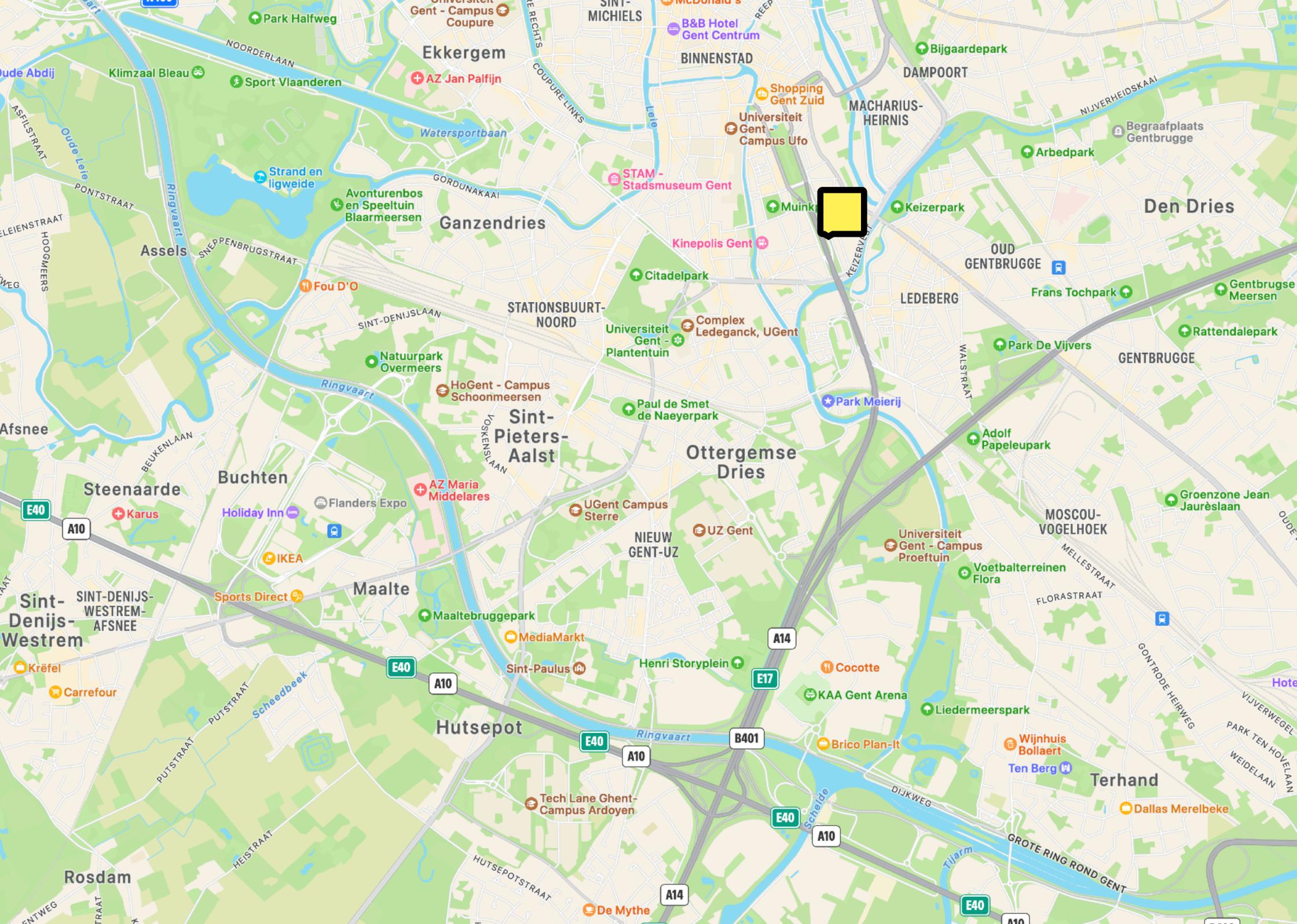


FREERE
■ O F F I C E S ■



Hubert Frère-Orbanlaan 329, 9000 Gent

The property is located along the Frère Orbanlaan which is an access road to the center of Ghent. Frequent tram and bus connections to the center of Ghent are also within walking distance.

The proximity of the B401 provides easy accessibility by car. However, the property does not have its own parking spaces. For this, the car park under the B401 as well as the Zeebrastraat car park may be a possible alternative.

According to the regional plan, the property is located in "Residential areas with cultural, historical and/or aesthetic value".

This zoning is specified in the BPA Inner City NR. 122 Part Muinkpark which applies to the area.

DESCRIPTION

The building occupies a total area of approx. 192 sqm² of offices on the ground floor supplemented by a basement of approx. 120 sqm².

The office area has 8 workstations and a separate conference room. The meeting room is located along the façade and has access to natural light and views. The workshops have only partial access to natural light through a patio and skylights.

The office floor was completely renovated and furnished approximately 10 years ago. These costs were estimated at approx. 170,000.00 EUR at the time.

A plus point is that the offices have a separate spacious entrance so that no use is made of the common parts of the apartments above. Consequently, there is no need to pay for the cleaning of the common parts and the elevator.

The sanitary equipment of the offices consists of 1 toilet and washbasin (no separate sanitary facilities) and an equipped kitchen.

The offices are equipped with glass partitions and all the necessary cupboards are built-in. Furthermore, there is a linoleum floor and the materials used for finishing are of solid and durable quality without much evidence of wear and tear.

The property also has a private basement floor which can be accessed via a private staircase and the common parts of the apartments. The basement is in a shell condition and has no functional use today. There are currently no provisions for natural light.

The offices do not have an active cooling system. Lighting is provided by halogen spotlights and fluorescent fixtures.

UTILITIES

Heating (gas) and associated costs are in the community and are settled by counters. The heating units are under construction. Individual meters are provided for water and electricity

PLOT AREA

Building of Approx. 264.00 sqm consisting of a ground floor office of approx. 192 sqm

ZONE

The property to be appraised is located in a zone where the bpa Downtown NR. 122 Part Muinkpark applies

PROPERTY TYPE

Ground floor offices (commercial ground floor) with basement part of an apartment complex. The valuation refers to the offices only

Flood risk zone

Research showed that the sold property is not located in a flood prone zone.

Immovable heritage

The property is not included in the inventories of article 4.1.11 of the Immovable Heritage Decree (landscape atlas; archaeological zones; architectural heritage; woody plantings with heritage value; historic gardens and parks), as evidenced by a search in the deed of purchase at the time.





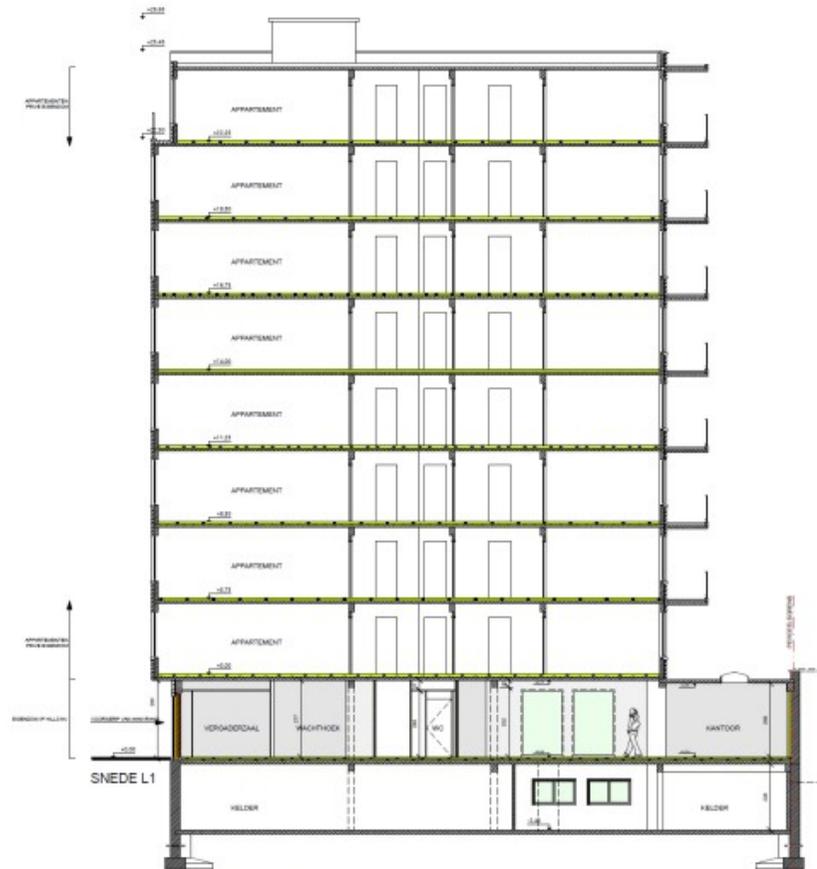
The property is located in the following zones:

Established archaeological zones
UNESCO World Heritage buffer zones
Areas no archaeology, regional
Heritage objects

Historic city center of Ghent
Belfort, Cloth Hall and Mammelokker: buffer
Area 1122
Historic city center of Ghent (archaeological whole)



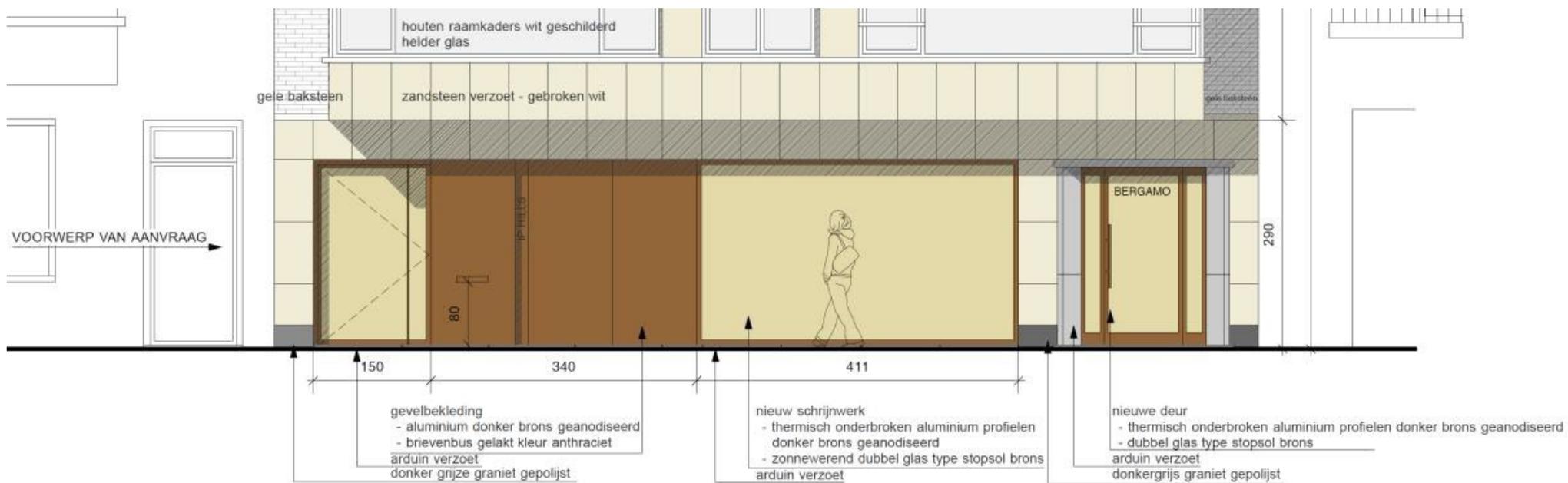
GELIJKVLOERS - NIEUWE TOESTAND



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