



ADDRESS

Boulevard Louis Schmidt 87 1040 Etterbeek



ACCESSIBILITY

Located in the Decentralised South-East district of the municipality of Etterbeek, this building is easily accessible by transport and is close to shops and restaurants.

Bus PETILLON 24 m

Tram PETILLON 40 m

Subway PETILLON 154 m

Train Mérode 1.2 km

Airport Brussels Airport 9.8 km

Roads E40







COMFORT

- . Heater
- · Air conditioner
- · Ventilation
- · Opening frames
- · 2 elevators

INFRASTRUCTURE

- · Video door entry system
- · Access control system by badge
- · CCTV
- · Anti-intrusion alarm system
- · Fire detection panel





AVAILABLE SURFACE

425 sqm



PARKING

€1.250/unit/year



LETTING PRICE

€160/sqm/year



YEARLY CHARGES

Property tax €31,91/sqm Regional tax €9/sqm

Municipal tax charged directly
Fire insurance €0,70/sqm/year

Rental charges €35/sqm



LEASE TERMS

3-6-9 (Other duration to be agreed between parties)

The amounts are indexed each year and based on the last fiscal year





Cafette Mariette eat & work



Electrical charging stations car & bike parking



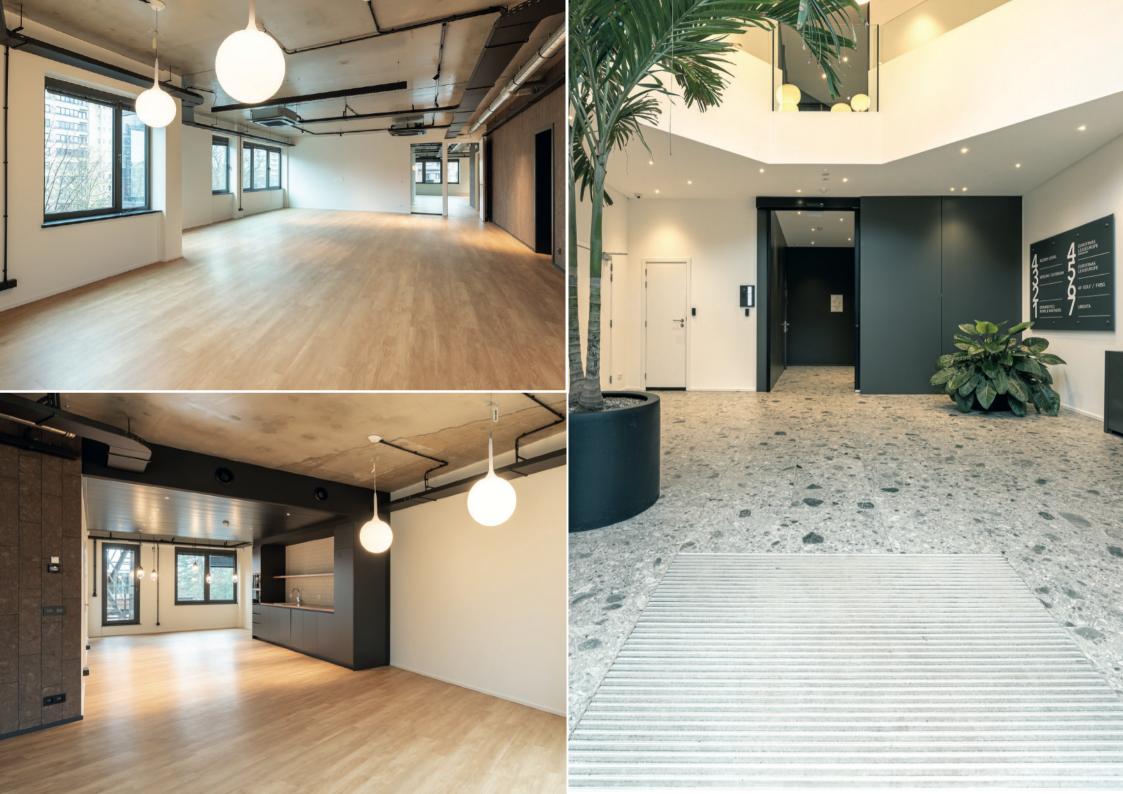
Rooftop with view over Brussels



Smart Fridge fresh & local lunches, juices & snacks



Showers & lockers







your partner in business locations

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