

# FOREST / DROGENBOS: NEW OFFICE SPACE ± 400 M<sup>2</sup>

4 000 €

Ref 7634331

Forest - Bureaux et commerces 4306 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

On the border between Forest and Drogenbos, near the industrial park, this superb office space offers approximately 400 m<sup>2</sup> of total area in an office building. It comprises two main areas (approximately 97.70 m<sup>2</sup> and 163.15 m<sup>2</sup>), a large meeting room (approximately 46.80 m<sup>2</sup>), a large office (approximately 27 m<sup>2</sup>), a fully equipped kitchen (approximately 17.70 m<sup>2</sup>), and two restrooms (one of which is accessible for people with reduced mobility). The space benefits from air conditioning (heating/cooling), a video intercom, and double glazing. Several outdoor parking spaces are available for rent at an additional cost (â–45/month per space). Service charges: â–235/month or â–7/m<sup>2</sup>/year (provision for the maintenance of common areas). Property tax payable by the tenant (â–250/month or â–7.50/m<sup>2</sup>/year). Discover it now at Vaneau Lecobel!

VANEAU LECOBEL

RENTALS

Georges Brugmann square

10B, 1050 Ixelles

ph +32 2 340 72 85

✉ [rent@vaneau-lecobel.be](mailto:rent@vaneau-lecobel.be)

**Reference :** 7634331

**Price :** 4 000 €

**Surface :** 4306 sq ft

**Floor :** 2

**Elevator :** Yes

**Parking(s) :** 1

**Loads :** 250 €

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## **VANEAU**

Immobilier de prestige depuis  
1972

### **VANEAU LOCATION**

Une équipe dédiée à Paris,  
Neuilly et Boulogne

### **VANEAU VIAGER**

30 ans d'expérience en vente  
viagère

# **VANEAU**

## **C'EST AUSSI**

### **VANEAU BUREAUX & COMMERCES**

+10 000 offres disponibles

### **VANEAU PATRIMOINE**

Dispositifs de défiscalisation,  
SCPI, Assurances Vie

### **VANEAU DIGITAL NEUF**

La plate-forme digitale 100%  
immobilier neuf

### **COURTAGE CRÉDITS**

Exell Crédit immobiliers  
Assurances emprunteurs

### **GESTION LOCATIVE**

GTF, plus de 7 000 lots gérés à  
Paris

**140 collaborateurs**

**1200 signatures par an**

**1000 immeubles par an**

**2.5 milliards d'actifs gérés**