



# Rental Opportunity

OFFICE AND WAREHOUSE BUILDING

Ottignies-Louvain-la-Neuve, Belgium



# GENERAL INFORMATION

The property is an excellent rental opportunity for both international and regional companies. It is made up of 2 contiguous buildings: building 1 offers offices over a ground floor, and building 2 has office space over 3 floors. The premises are in generally well-kept condition and located within the Einstein Scientific Park in Ottignies-Louvain-la-Neuve.

The Catholic University of Louvain (UCL) is promoting the Science Park for various R&D activities.

**Building type:** Office

**Year Built:** building 1 in 1975 and building 2 in 1997

**Building 1 Area:** approx. 1.055 m<sup>2</sup> ①

**Building 2 Area:** approx. 954 m<sup>2</sup> ②

**Total Property Area:** approx. 2.009 m<sup>2</sup>

**Total Land Area:** 5.000 m<sup>2</sup>

**Parking Spaces:** 83

**Rent Price:** POA

**Currency:** EUR





# LOCATION HIGHLIGHTS

- In the Scientific Park
- Close to Brussels, without traffic jam
- UCL as innovation partner
- A community of innovative companies
- Numerous housing possibilities
- Near to dynamic Louvain la Neuve

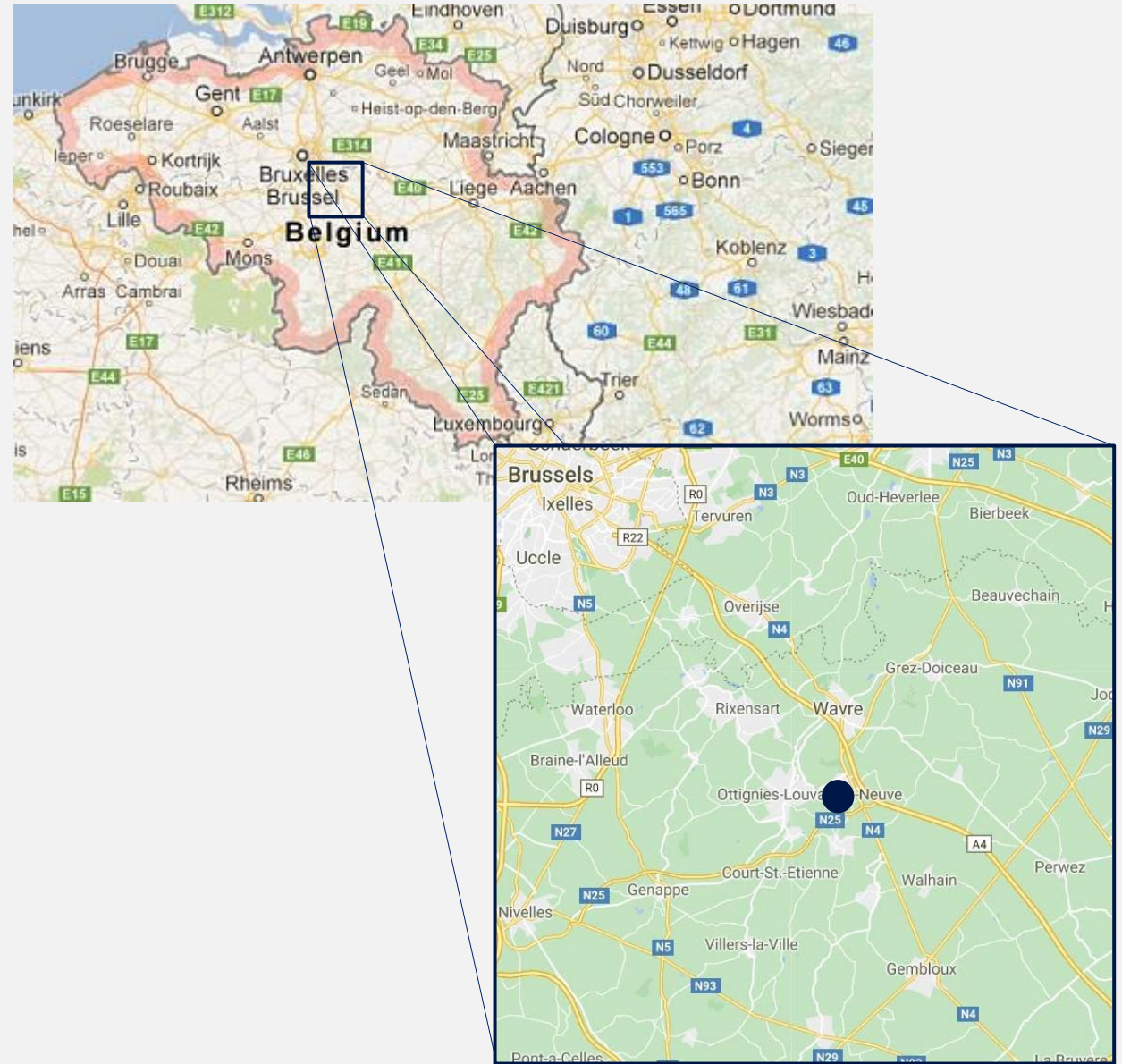




Ottignies-Louvain-la-Neuve is a municipality 30 km from Bruxelles, in the Belgian province of Walloon Brabant. Louvain-la-Neuve Science Park (created in 1971) is the first of its kind in Belgium and is the biggest one in Wallonia, extending over 231 hectares. It offers:

- Located in the active enterprise zone. It is a home for 271 companies in sectors such as life sciences, engineering, fine chemicals, information and communication technologies (ICT) and green tech
- Access to the expertise of the university, its infrastructures, research units as well as its Louvain Innovation Network ecosystem
- Immediate proximity (1 km) to urban centre with schools, nurseries, museums, conference centre, theatre, cinema, sports complex, golf course, lake, shopping centre, and restaurants

Further information about the park can be found at:  
<https://www.lnsciencepark.be/>



# OFFICE AREA

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There are 2.009 m<sup>2</sup> of bright offices. The offices are divided in several spaces, offering meeting rooms, closed offices and open spaces.

The employees and customers can easily reach the building by car and use the 83 parking spaces distributed around the building.



## THE OFFICE OFFERS:

- Clear room height of ground floor and first floor is 2.65m and 3.5m on the second floor.
- Carpet flooring
- Equipped with air ventilation and heating
- A possibility for showroom on the ground floor
- Various meeting rooms and collaboration areas



# CONTACT

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Due to the location in the Scientific Park and the attractive division of bright offices and adjoining warehouse, this building is suitable for many businesses. It is currently owner-occupied by an international company. We encourage you to plan a visit. Please contact us for any further questions or requests for viewings.

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DISCLAIMER: All measurements presented in this document are indicative and subject to verification.

