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# Rental Opportunity

OFFICE AND WAREHOUSE BUILDING

Louvain la Neuve, Belgium



# GENERAL INFORMATION

The building is an excellent rental opportunity for both international and regional companies. It is in a well-kept condition and located within the Scientific Park. The Catholic University of Louvain (UCL) is promoting the Science Park for various R&D activities. It has a well-balanced configuration between office and warehouse spaces.

**Building type:** Office and Warehouse

**Year Built:** 1986

**Office Area:** approx. 1.229 m<sup>2</sup>

**Warehouse & Production Area:** approx. 1.342 m<sup>2</sup>

**Total Building Area:** approx. 2.571 m<sup>2</sup>

**Total Land Area:** 6.219 m<sup>2</sup>

**Parking Spaces:** 102

**Rent Price:** POA

**Currency:** Euro





# 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 dynamic Louvain la Neuve

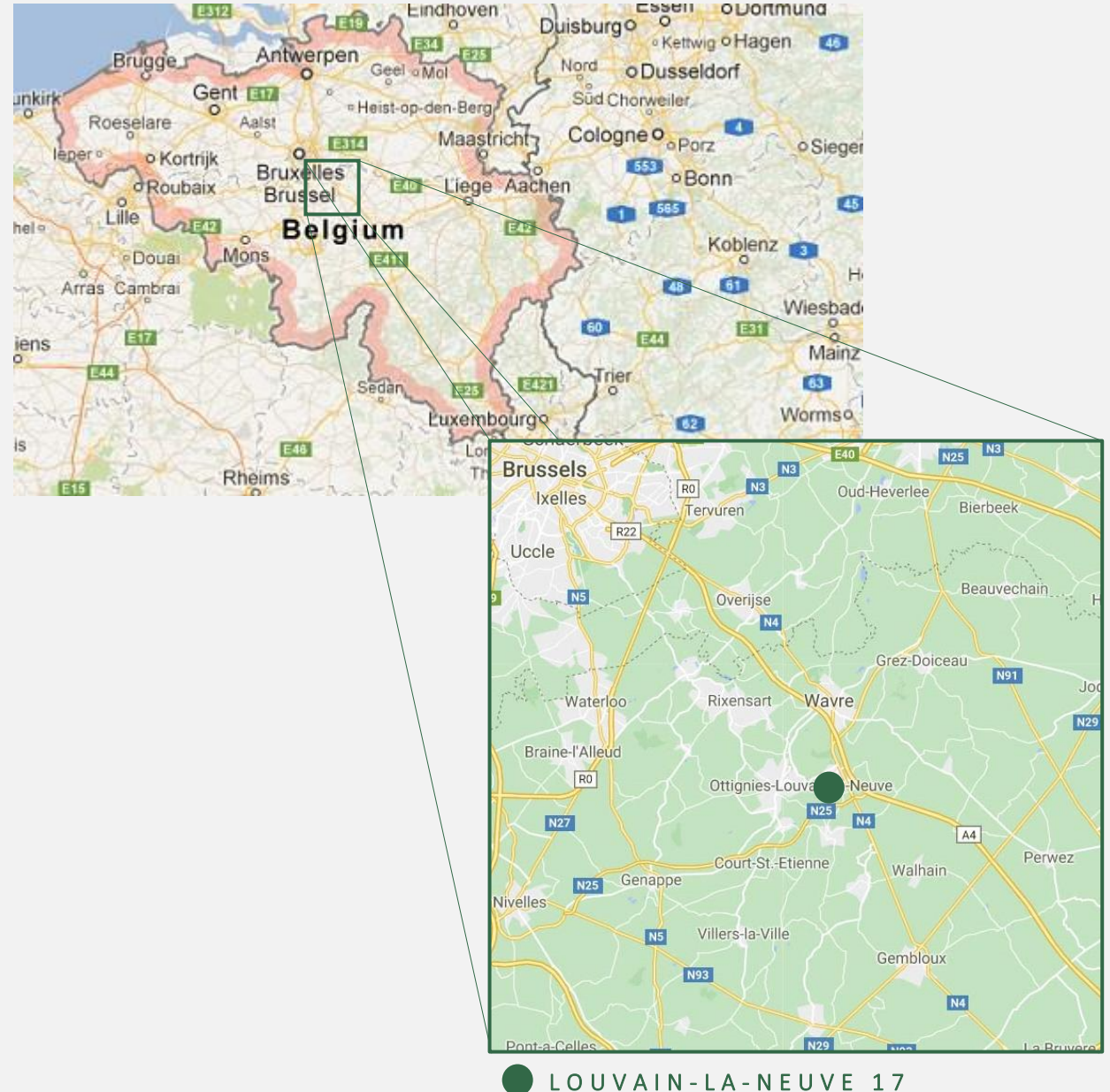




Ottignies-Louvain-la-Neuve is a municipality 30 km from Bruxelles, in the Belgian province of Walloon Brabant. Louvain-la-Neuve Science Park (created in 1971) is the first of its kind in Belgium and is the biggest one in Wallonia, extending over 231 hectares. It offers:

- Located in the active enterprise zone. It is a home for 259 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

There are 1.229 m<sup>2</sup> of bright and representative offices in the two-storey space at the front of the building.

The employees and customers can easily reach the building by car and use 102 parking spaces distributed around the building.



## THE OFFICE OFFERS:

- Clear room height of 2.80 m on the ground floor and 2.60 m on the 1<sup>st</sup> floor level
- Carpet flooring
- Equipped with air ventilation and heating
- A possibility for showroom on the ground floor
- Various meeting rooms and collaboration areas



# WAREHOUSE AREA

A warehouse and production area is approximately 1,772 m<sup>2</sup> with an additional mezzanine of 80 m<sup>2</sup>. Under the mezzanine area, there is a small office.

There is an access around the entire unit with a tarmac roadway of 4m width.



## THE WAREHOUSE OFFERS:

- A free height of 5.55 m
- Existing pallet racks which can remain
- Two big loading doors, one at the front and one on the side of the building



# 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.

