

## INTER ACCESS PARK 4 - RENT - Units U4.1.L1 + U4.1.L2



### Characteristics of the property

Name	INTER ACCESS PARK 2 - 4
Address	Pontbeekstraat 2 - 4
Town	1702 Dilbeek (Groot-Bijgaarden)
Flood zone	not located in a flood zone
Year of construction	2000
Price range	From 413.400 € to 2.054.000 €
Surface area range	From 318 m <sup>2</sup> to 1.580 m <sup>2</sup>
Number of floors	3
Unit(s) type	Offices
Soil certificate	Yes
Asbestos inventory	Received
Elevator	Yes
Air conditioning	Yes
Access control	Yes
Indoor parking	Yes
Outdoor parking	Yes

## Property features

Reference	INTER ACCESS PARK 4 - RENT - Units U4.1.L1 + U4.1.L2
Address	Pontbeekstraat 2 - 4 1702, Dilbeek (Groot-Bijgaarden)
Rent €/m <sup>2</sup> /year	125 €
Annual rent	48.790 €
Monthly rent	4.066 €
Type of units	Offices
Total surface area (m <sup>2</sup> )	390 m <sup>2</sup>
Disabled access	Yes
Floor	1
Available	Immediately
Access control	Yes
Indoor parking €/pkg/year	1.100 €
Outdoor parking €/pkg/year	800 €
EPB (kWh/m <sup>2</sup> /year)	296
EPB (class)	(X) undefined
Purchase opportunity	507.000 €
Elevator	Yes
Kitchen	Yes
Toilets	private
Soil certificate	Yes

## Description

**\*\*DIRECTLY FROM THE OWNER\*\*** - Attractive offices on the first floor on the left in building 4 of the Inter Access Park in Groot Bijgaarden. These 390m<sup>2</sup> offices contain part of the first floor and are equipped with air conditioning, raised floor, cable ducts, suspended ceiling, private sanitary facilities, kitchinette and carpet.

Outdoor (800€/p/y) and indoor parking (1,100€/p/y) as well as archives are available.

A study is currently ongoing for the upcoming installation of solar panels.

The Inter Access Park is easily accessible both by car (Groot Bijgaarden exit near the intersection of the Brussels R0 ring and the E40 motorway), and by public transport (bus (MIVB: 83), tram (MIVB: 82) and train (NMBS station Sint-Agatha-Berchem) are all just 200 meters away).

There are several restaurants, sandwich shops and shops in the immediate area, as well as the Basilix shopping center.

For more information, please contact Steven Sagman on 0470/10.48.41 or by email (ss@growners.be). (Ref : IAP 4 - RENT - Units U4.1.L1 + U4.1.L2)

## Contact



**Steven Sagman**

CCO

[ss@growners.be](mailto:ss@growners.be)

+32 470 10 48 41

Non contractual document

**GROWNERS S.A.**

Ch. de Louvain 431F

B-1380 Lasne

+32 2 357 33 10

info@growners.be

BE0860.002.790

