

**Offices for sale**

Avenue des Anciens Combattants 85 65 1140 Evere

**€ 315.000**

🏠 110 m<sup>2</sup> 📄 2



# Description

Anciens Combattants area - OFFICE OR PROFESSIONAL SPACE - On the ground floor of a building with lift, bright and flexible space with glass partitions. The space comprises 4 offices, 1 of which is a large open space with a glass entrance door allowing visitors to access the space directly from the car park without passing through the communal hall, toilet with washbasin, kitchenette and technical room (storage and IT connections). Double-glazed windows. Cellar and possibility of 2 closed garages in supplement (€30,000/box). A great office/professional opportunity in a quiet, residential area, ideally located close to transport, shops and main roads. Highly recommended!

## Details

### General information

Construction year

**1976**

State

**Very good state**

Type of construction

**Semi detached**

Floors

**12**

Garage

**Yes**

Garages

**2**

### Layout

Kitchen

**Yes (kitchenette)**

Bureau

**110 m<sup>2</sup>**

Toilets

**1**

Cellar

**Yes**

### In the proximity

Environment

**Quiet**

Shops nearby

**Yes**

School nearby

**Yes**

Public transport nearby

**Yes**

### Dimensions

Habitable surface

**110 m<sup>2</sup>**

Surface main building

**110 m<sup>2</sup>**

### Comfort

Handicap friendly

**Yes**

Alarm

**Yes**

Elevator

**Yes**

Blinds

**Yes**

Security door

**Yes**

### Energy

EPC

**202 kWh/m<sup>2</sup>**

CO2 emission

**60kg CO2/m<sup>2</sup>**

Electricity certificate

**Yes, conform**

Heating type

**Gas (centr. heat.)**

Heating

**Collective**

### Financial

Price

**€ 315.000**

Reference

**Anciens Combattants 85**

Available

**Tbd with the tenant**

### Spatial planning

Destination

**Not disclosed**

Building permission

**Not disclosed**

Intimation

**Not disclosed**

Parcelling permission

**Not disclosed**

Right of pre-emption

**Not disclosed**

Flooding area

**Not located in flood area**