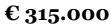


T 02 791 69 00 E info@keystones.be

# keystones A REAL ESTATE OF MIND

# Offices for sale

Avenue des Anciens Combattants 85 65 1140 Evere



















# **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**

Toilets

1

Cellar

Yes

# **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>

## 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

rinus 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