



Highlights

- Recently fully refurbished
- 18th-century listed monument facade
- Interior finishes creating a modern and fresh atmosphere
- Attractive entrance hall with granite floor and wooden panels
- Modern restroom facilities
- Passenger lift
- Pleasant garden on rear side
- Videophone system

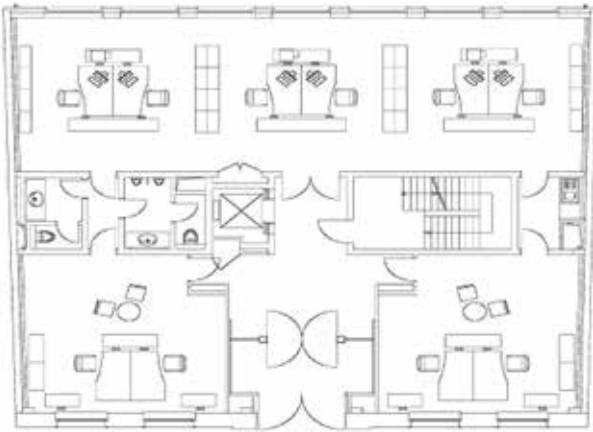


Location

- Very good accessibility both by public transport and by car
- Metro station "Arts-Loi" within walking distance
- Directly situated opposite to the Belgian and Flemish parliaments
- Most European institutions are located nearby in the Leopold district (including the European Commission, the Council of Ministers and a large number of other institutions and representations)
- Shopping area within walking distance

83, Rue Ducale | Hertogsstraat 83

1000 Brussels



83, Rue Ducale, ground floor, combination



Table of office space available for rent	
2 nd floor	240 sq.m
Ground floor	231 sq.m
Total available office space	471 sq.m
Parking	5 spaces

Available space ■

- ### Technical details
- Floor duct system
 - Planning grid rear facade: 2.40 m
 - Planning grid front facade: 2.20 m
 - Suspended metal ceiling
 - Ventilation
 - Top cooling and convector heating
 - Centralised building management system
 - Provision for access control with badge readers
 - Technical and fire alarm transmission to a security company

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| <h3>Service details</h3> <ul style="list-style-type: none"> ■ Regular "key checks" and security patrols ■ Total technical maintenance contract (action taken within 2 hours) ■ 24-hour helpdesk service ■ Facility management on request ■ Security guard during office hours ■ Regular presence of the local asset-manager | <h3>Letting conditions</h3> <ul style="list-style-type: none"> ■ Rental conditions*: to be determined by the lease conditions ■ Service charges*: EUR 30/sq.m (excl. VAT) ■ Real estate tax*: EUR 31/sq.m ■ Regional tax*: EUR 9/sq.m ■ Commercial incentives (negotiable): rent-free period etc. <p>*projected</p> |
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- ### Letting agreements and 3rd agent fees
- Type of mandate: open mandate
 - 3rd agent fee: please contact the instructed agents or the asset manager



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