

For rent - Multi-purpose building

€ 1.300

1950 Kraainem

Ref. 7182804



Surf. Living: 121m²

Surf. Plot: 185m²

Surf. terrace: 64m²

PEB/EPB: 254kwh/m²/j

Description

Modern commercial property measuring 121 m² with a practical and versatile layout. The property has three separate workspaces, a fourth room with a washbasin and direct access to the terrace, a separate storage room with the possibility of installing a kitchenette, and a separate toilet. Thanks to its flexible spaces, this property is perfect for an office, practice, showroom, co-working space or other professional purposes.

Financial

Price: € 1.300,00 per month

Land registry income: € 991,00

Indexed land registry income: € 2.157,00

Building

Surface: 121,00 m²

State: Renovated

Main area: 121 m²

Specific area

Meeting rooms: 3,00 m²

Archives: 3,00 m²

Toilettes M/W: Yes

Energy

EPC score: 254 kWh/m²/year

EPC class: B

EPC co2 emission: 7520

Double glazing: Yes

Location

School nearby: 500m

Shops nearby: 170m

Public transport nearby: 200m

Highway nearby: Yes

Terrain

Ground area: 185,00 m²

Layout

Bureau: Yes

Commercial space: Yes

Shower rooms: 0

Toilets: 1

Terrace: 64,00 m²

Planning

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:
28/04/2025

Flooding area: Flood area

G-score:  D

P-score:  D

Parking

Garage: 0

Parkings inside: 0