

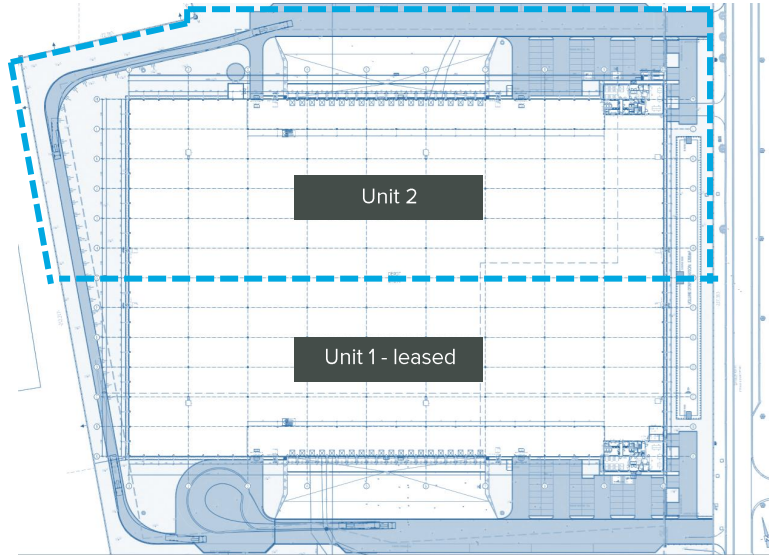
NIVELLES (5,7 Ha) | BELGIUM

50°35'33.8"N 4°21'26.9"E

15,380 + 592 SQM
AVAILABLE

Unit 2 of brand new built-to-suit, class A, logistics warehouse is available for lease.

It is situated on a strategic logistics location for distribution towards Brussels & its city centre, and with excellent national and cross-border connections to France & Germany.



LOCATION NIVELLES

The plot is located South of Brussels with excellent connection to the ring of Brussels and the E42 passing Belgium – connecting France to Germany.

Access Point

E19 – 5 km
Brussels Airport – 48 km
Brussels Ring – 14km

Closest cities

Brussels – 37 km
Lille (FR) – 117 km
Liège – 106 km



SITE INFORMATION

- The project consists of a new built-to-suit logistics facility with a total surface of 30,390 sqm whs floor strategically located South of Brussels and with excellent cross-border connections to France and Germany via the E42
- The site - located in the zone Nivelles-Sud, zoned as industrial and allowing logistics use - is situated at 500m from the ring of Nivelles which gives easy access to the E19. The E42 connecting France and Germany, is also strategically close.
- The project is separated in two units of the same size. 1 is leased, 1 is to let.
- Unit 2 has been completed in January 2021 and is available for immediate take-up.

AREA BREAKDOWN

Warehouse	15,380 sqm
Office space	592 sqm
Mezzanine	1,728 sqm (opt)
Total buildable area	15, 972 sqm
Truck docks	20
Parking trucks	6
Parking Cars	57



ABOUT LOGISTICS CAPITAL PARTNERS

Logistics Capital Partners is a pan-European Developer and Asset Manager specialized in logistics real estate. Since its launch in 2015, LCP has already allocated €400 million of development capital. LCP is known for its strong reputation and professional track record for delivering market leading exemplary projects and transactions. Currently, it has planned construction starts of 260,000 sqm and manages 450,000 sqm of logistics warehouses from its offices in the UK, Italy, Netherlands, Belgium, Spain and Luxembourg.

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