



A UNIQUE AND MULTIFUNCTIONAL PARK

BRAINE L'ALLEUD

Urban living in rural surroundings

Imagine a park bringing together the charms of a region. A park where dynamic local businesses live side-by-side with international companies and groups. A park full of airy green spaces, with private homes situated next to an abundant offer of leisure, commercial and professional services.

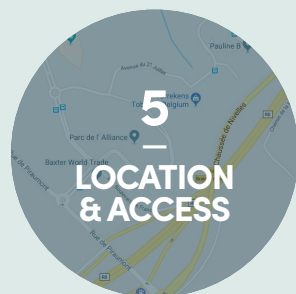


11
OFFICE BUILDINGS
WITH COMPLETE
FLEXIBILITY

A white icon inside a dark green circle, consisting of a ruler and a right-angled triangle.

A TOTAL
SPACE OF
60
HECTARES

Content.



Halfway between the countryside and the capital.

l'Alliance Business Park brings easy access to Brussels via exit 24 of the Brussels outer-ring road. TEC bus services are available via two bus stops. The first one is situated in front of The Genesis building, the second at the front of Building S.



20'
BRUSSELS MIDI STATION
(THALYS / EUROSTAR)



20'
INTERNATIONAL AIRPORT
BRUSSELS



20'
BRUSSELS CENTRAL STATION
(INTERNATIONAL)



35'
AIRPORT
CHARLEROI-BRUSSELS SOUTH



BRUSSELS SOUTH
CHARLEROI AIRPORT
35'

A green haven in the heart of Brabant Wallon.

l'Alliance Business Park is situated at the edge of Braine-l'Alleud, on the crossroads of major roads servicing Brussels and all main road and motorway networks. The park is within the immediate vicinity of commercial services, restaurants and sports, cultural and tourist centres.



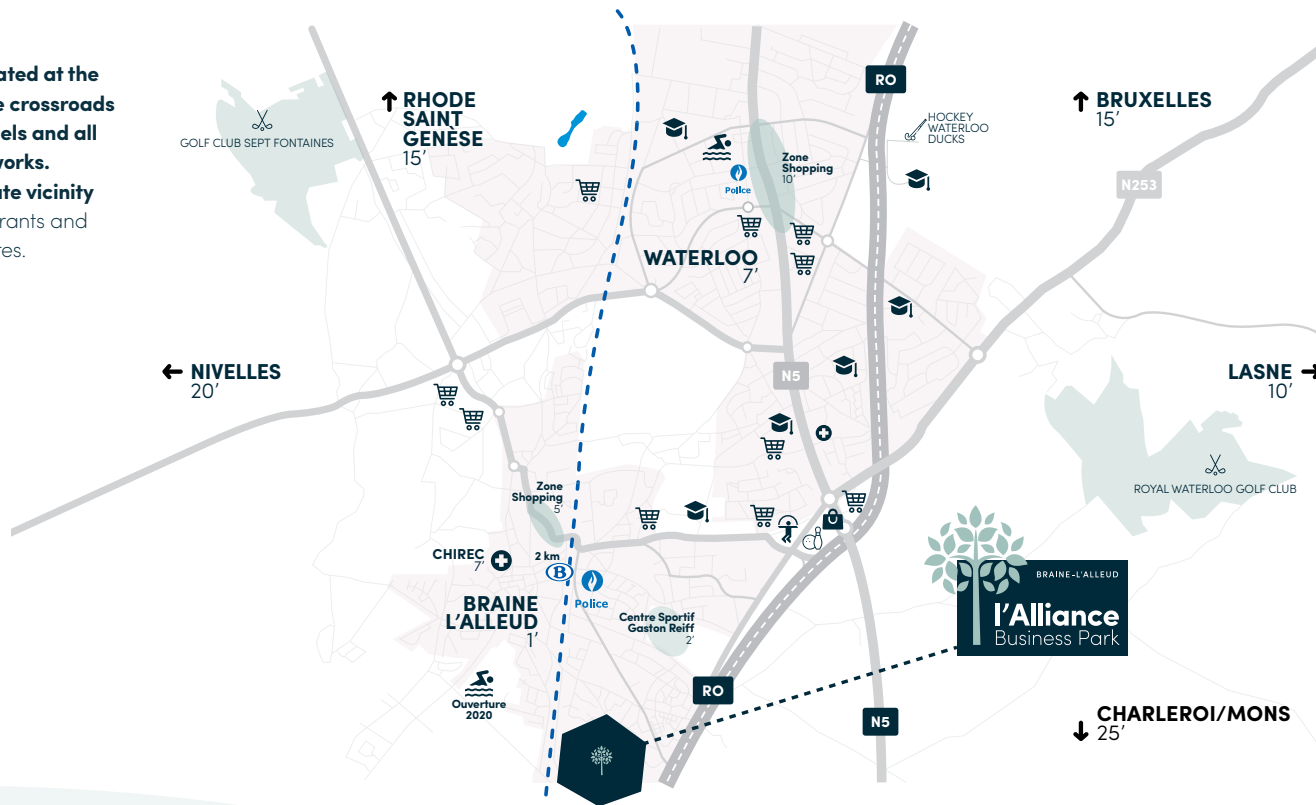
2'
STATION
RER



3'
BUS STOP
TEC



15'
NIVELLES
CENTRE

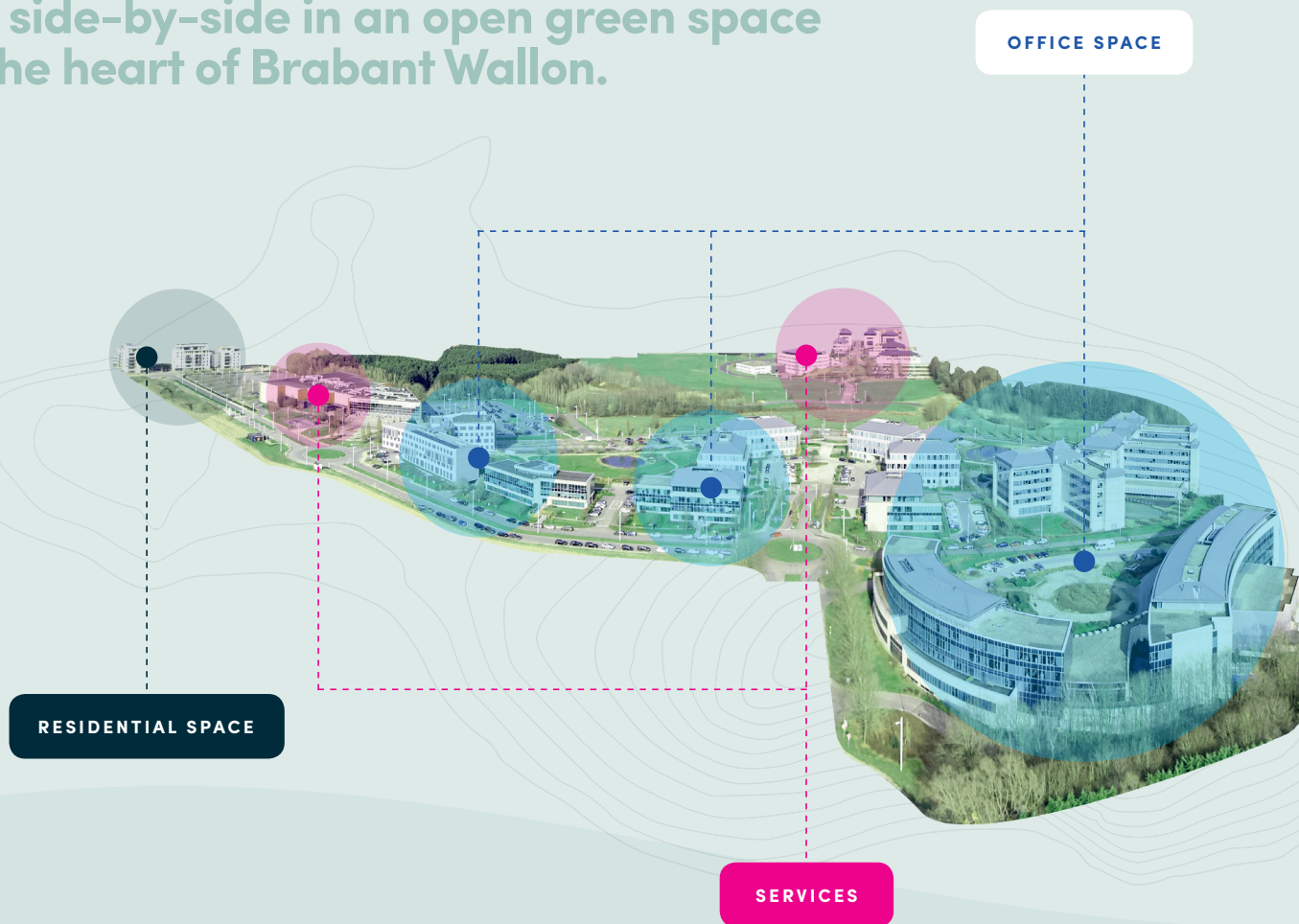




l'ALLIANCE BUSINESS PARK

BRAINE L'ALLEUD

A unique, sustainable and responsible concept, where businesses and services live side-by-side in an open green space at the heart of Brabant Wallon.



A unique business park, where dynamic local businesses live side-by-side with international companies and groups.

At a time when multifunctional activity parks are growing in number, l'Alliance Business Park offers something different, unique in its kind.

With its buildings constructed around small squares, tree-lined alleyways and avenues, lakes and decorative gardens, the result is a designed and organised space, carefully crafted to be serene and harmonious. Imagine a diversity of architectural styles, where every building is designed to compliment the esthetic harmony of a site in constant evolution.

A stimulating business centre.



Office space

A business centre to stimulate start-ups, develop a family business, or a new address for an international brand. L'Alliance Business Park offers a large variety of modular office space possibilities, adaptable to all forms of businesses. Each unit has been designed by a different architect, creating spaces to suit every style of business. The result is a fresh alternative to the visual monotony of the established business park concept.

A park that breathes.



Green space

A park that breathes open green space, water ways, trails, gardens and corridors of trees – the perfect meeting point for walks in fresh air. A park where you will prefer to walk or cycle to Braine l'Alleud Rail Station, to the centre of Braine l'Alleud or to surrounding road networks.

Humanity – an endless source of inspiration.



Vision

L'Alliance Business Park has been designed around human needs at every level, enhancing life experiences for all. Families, workers, visitors and walkers share this space and together forge the identity of a sustainable, serene and future-focused community, enjoying all the benefits of a contemporary and responsibly conceived development. During each new development phase the developers will work with natural resources and focus on low energy consumption.

Serenity comes to town.



Residential space

L'Alliance Business Park is first and foremost a place to live. The offer in housing is in perfect harmony with the sustainable and user-friendly character of the site. The apartments meet the needs of families and offer breathtaking views of the open landscape. This experience extends far beyond the walls, into the outdoor spaces, which you can enjoy peacefully.



OFFICE SPACE

BRaine L'ALLEUD



150.000
M2
OF OFFICE SPACE

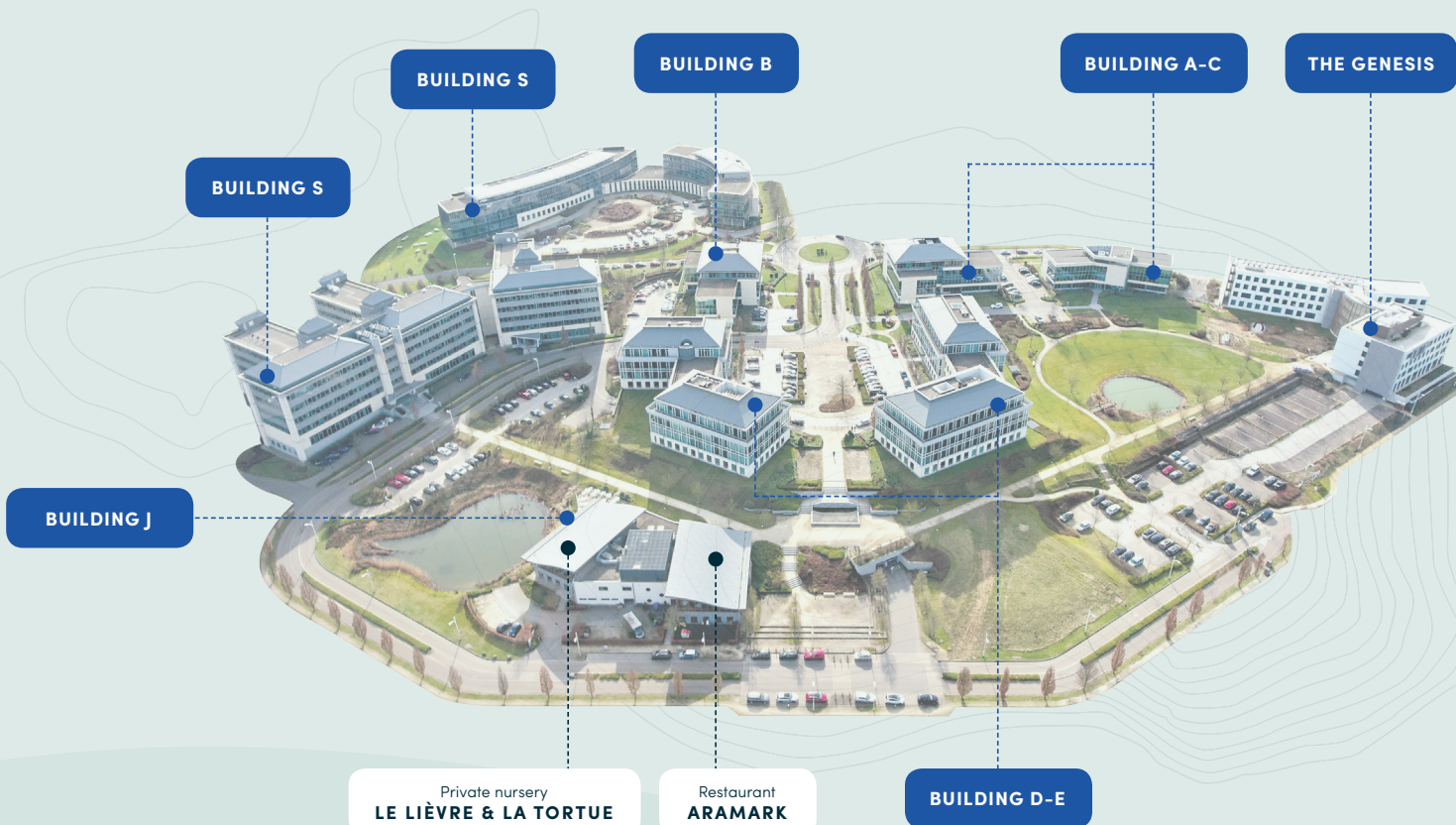




75%
OF CAR PARK
SPACE IS
UNDERGROUND



Flexible office spaces, tailored to your business needs.



The business park that's right for you.

With a potential of 150,000m² of office space, l'Alliance Business Park can help develop your business, whatever the size, and whatever your needs.



Secure parking

l'Alliance Business Park offers some of the best secure parking in the region, with 35m² of parking space attributed to each office. 75% of the parking spaces are situated underground, ensuring the park's ground-level space is free from parked vehicles.



Business center & coworking space

Shared office space is becoming a normality today. l'Alliance Business Park's 'Regus Space' provides contemporary office space for start-ups and young businesses, tailored and flexible to stimulate creativity.



Business restaurants

A business lunch or breakfast ?
Or a 5 minute coffee to recharge your batteries ?
l'Alliance Business Park features two restaurants: La Brasserie de L'Alliance and Aramark, a restaurant dedicated to businesses, where an office delivery service is also available.



Private nursery

l'Alliance Business Park features a recently opened private nursery. It provides 'close to home' quality childrens care and security for young families living or working on the site.

The business park that's right for you.

l'Alliance Business Park offers flexible office space, tailored to your needs and adapted to your business model.

With each office development unique in design, individual identity and stand-out can be guaranteed. The overall architectural coordination is managed by Sart Tilman Architects, respected experts in providing contemporary business space. Office spaces can be rented or purchased.



Alliance Medical Centre

l'Alliance Business Park features a state-of-the-art medical centre (with ultra modern operating quarters), providing medical care in optimum conditions. Medical care includes eye surgery, neuropsychology, dentistry and sports medicine.



Braine l'Alleud town hall

The Braine l'Alleud's council chose l'Alliance Business Park as the location for its new town hall. It is a state-of-the-art building, providing a range of administrative services to the local community in optimum conditions.



Communal swimming pool

Since 2018, Braine l'Alleud's new communal swimming pool is being built in the vicinity of l'Alliance Business Park. The pool will open in 2020 and will offer contemporary swimming and relaxation facilities with direct access to and from the park.

The Genesis – a new generation of passive building.

L'Alliance Business Park is home to the first entirely passive office building in Brabant Wallon, 'The Genesis'.

The Genesis is all about optimal efficiency, to reduce its ecological footprint: a sustainable design based on wood, glass and stone entirely of local origin, featuring sector leading energy management and revolutionary waste recycling systems.

The building is ultra-efficient and redefines office space construction principles. No wonder it is credited 'BREEAM excellent' by BREEAM, the world's leading organisation for sustainable building certification.





GREEN SPACE

BRAINE L'ALLEUD

Leaving nothing to chance to reduce its environmental footprint.

l'Alliance Business Park is in perfect harmony with its location's natural topography.

With the park landscaped by Jean-Noel Capart of the internationally renowned JNC Office, private homes and businesses are joined by green trails, lakes and open-spaces, integrating seamlessly into the countryside.



Electricity monitoring

The energy-performance of all the buildings on l'Alliance Business Park is monitored regularly in association with Optiwatt, helping to manage energy consumption and improve building insulation and energy loss.



Recycling

l'Alliance Business Park promotes a circular economy by collaborating with the Belgian start-up 'WeCircular', who collect and recycle discarded cigarette-ends, bringing a second-life to problematic waste.



Rain water recovery

To limit its environmental impact, l'Alliance Business Park employs a rain water recovery system, reducing the volume of city water consumption.

l'Alliance Business Park is in perfect harmony with its location's natural topography.



Solar panels

The site is equipped with photovoltaic panels supplying green electricity – A sustainable and renewable solution to servicing several electricity needs of each building.



Waste management

A key initiative in the reduction of the park's environmental footprint is the introduction of efficient waste management, ensuring reliable sorting, recycling and treatment.



Made in abeilles

l'Alliance Business Park sponsors the beehives installed in and around the park by the 'Made in Abeilles' association. The initiative aims to help safeguard biodiversity within the region, by supporting the work of local beekeepers.



Lac du Paradis

l'Alliance Business Park is situated adjacent to the 5 hectare 'Lac du Paradis' (Paradise Lake) – Inaugurated in the summer of 2018, it attracts many visitors, who come to enjoy the peace and tranquility of this beautiful stretch of water.



VISION & AMBITION

—
BRAINE L'ALLEUD

— VISION & AMBITION

A forward-looking, sustainable work and living project with a unique identity.

Architecture

L'Alliance Business Park redefines the business park concept, bringing together new standards of life-quality and living.

The combination of businesses, housing, commercial, retail, and public services creates a unique dynamic that nurtures new social ties.

L'Alliance Business Park is a place where environmental, economic and cultural development meet and where the common values of sustainability and living are refined.

A forward-looking, sustainable work and living project with a unique identity.

Seniors

L'Alliance Business Park is also about longevity, providing realistic answers tailored to the needs of senior generations.

The park includes a rest home, providing opportunities for more senior members of society. They can enjoy peace and tranquility, with important services in close proximity.

— VISION & AMBITION

A forward-looking, sustainable work and living project with a unique identity.

DESTINATION	
DAILY DEPARTURE	
CAMP COFF	3.00
ESPRESSO	4.50
+WATER	4.00
+MILK MINI	3.00
+MILK SML	3.50
+MILK MED	3.50
+MILK LRG	4.00
+CHOCOLATE	4.50
+ALMOND	4.00
CHAI	4.00
TEA	4.00
SEE SIGNATURE MENU	
The WHEELHOUSE	

Retail on the doorstep

l'Alliance Business Park is creating new retail opportunities, with a range of supply stores planning to install within the park.

The network of green walkways and cycle paths within the park will encourage residents to rediscover the simple enjoyment of grocery shopping.

The park as a neighbourhood, prioritising on 4 principles.



Accessibility & mobility

The park is situated on main mobility routes, with the Braine L'Alleud rail station close by and Zaventem and Charleroi Airports within easy reach. The peaceful green routes throughout the park encourage walking and cycling.



Social diversity

With a concept that sees companies and private homes living side-by-side, the park is unique, providing work and residential space, serviced by a wide choice of services and shops.



Respect of local resources

L'Alliance Business Park has environmental respect and biodiversity at its heart. Designed around preserved walkways and water areas, the park integrates seamlessly with its natural surroundings.



Local & social diversity

With a space that brings new residents and new businesses together, comes the creation of new needs. The park contributes to the development of the local economy and provides the platform for a new social fabric.



RESIDENTIAL SPACE

BRAINE L'ALLEUD



— RESIDENTIAL SPACE

**A diverse range of apartments
and services to nurture mixing.**

Bright & varied

Everyone can find a matching configuration:
young families starting a family or couples trading
in their large homes for apartments better fitting
their needs. All apartments are designed to bathe
in natural light and many terraces have views
on the green parts of the park.

— RESIDENTIAL SPACE

Living in contact with nature:
an experience to savour.

The passive advantage

The orientation of the buildings and their excellent levels of thermal insulation reduce energy needs.

Each building is equipped with an innovative ventilation system that maximally recycles heat, ensuring unrivalled levels of efficiency and the lowest possible energy costs. The majority of the park's residential spaces is credited 'passive' level, with the others even meeting the Walloon Region's stringent 'low-energy' consumption levels.





YOUR PROJECT STARTS HERE

DO YOUR VALUES AND GOALS RESONATE WITH
THOSE OF l'ALLIANCE BUSINESS PARK?



SUPPORTED
BY

