

# Implantations Vestiging

22/05/2023



# Workshop

## Implantation Vestiging



**Hugues Verbrouck**

*Citydev*



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*Port de Bruxelles  
Haven van Brussel*



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*1819*

# Citydev



**Hugues Verbrouck**

Head of Commercial - Citydev





# Shifting Economy > Real estate solutions

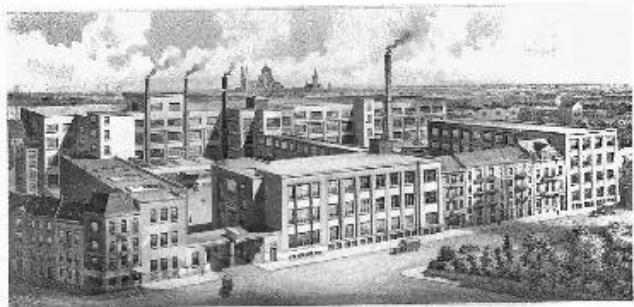
Green deal : Low-Emission Logistics

**Hughes VERBROUCK,**  
Economic Expansion: Head Of Commercial citydev.brussels

22.05.2023

**1974**

Development Company for the Brussels-Capital Region



ETABLISSEMENTS GOSSET S.A.  
MANUFACTURE DE TABACS ET CIGARETTES  
BRUXELLES MARITIME

**2013**

A new name and a new logo



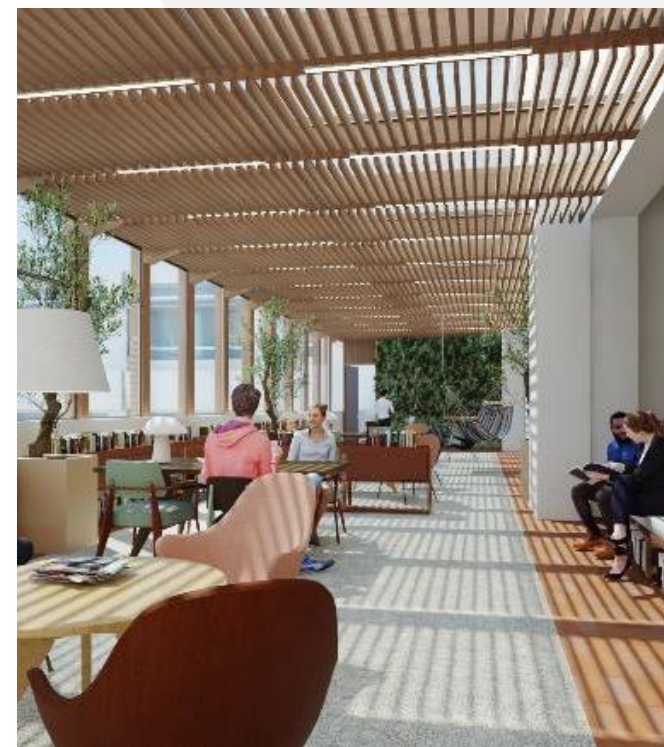
citydev.brussels



city + development + brussels

**2024**

50 years



# Three complementary missions to build the city of tomorrow



Economic development



Urban renewal



Mixed-use projects



# Economic development

Quality infrastructure

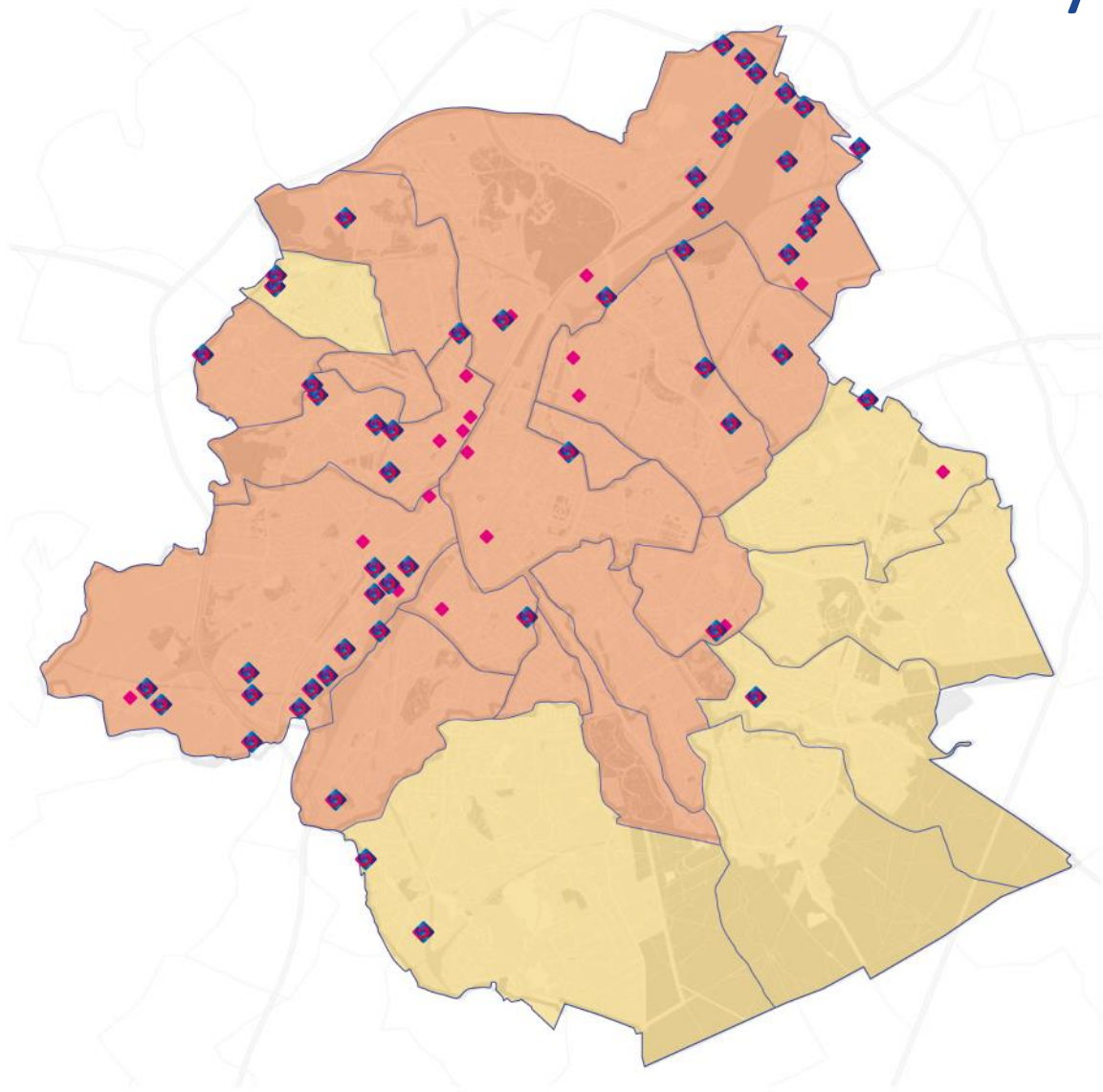


# Local & Job creation





# Key Figures



**58** economic activity sites, comprising:  
**6** SME parks in use + **4** SME parks in development  
**5** incubators  
**8** business centres  
**3** fab labs

= **190** hectares of land managed (97,5 % occupied)

= **212,000 m<sup>2</sup>** of buildings owned (93 % occupied)

= more than **495** companies set up

= more than **20,400** jobs created

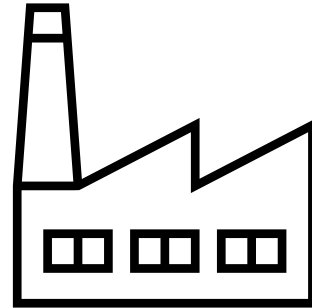


# Our vision

Deep local roots



Strong Brussels identity



focus on “4 P” for positive IMPACT

Maintaining production activities

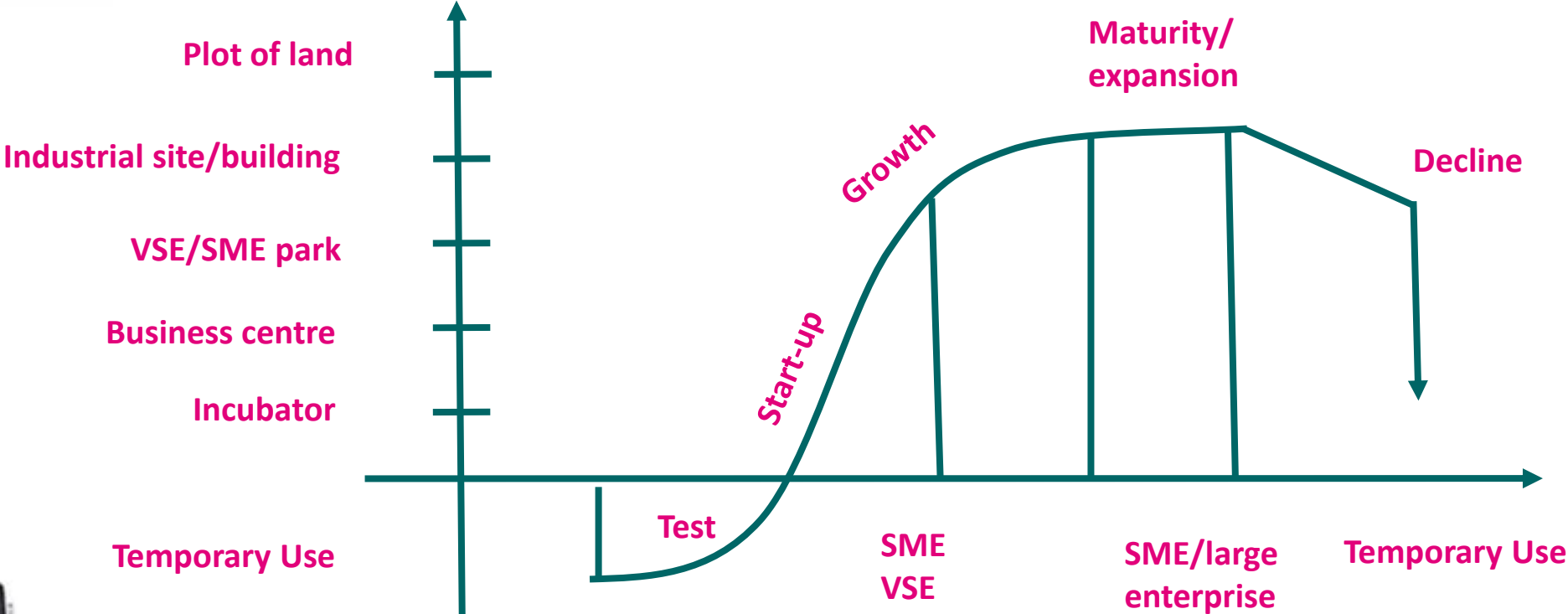
Privileging short supply chains

Innovative and creative

# Tailor-made



citydev.brussels intervention  
/real estate solutions



# Sustainability ... as far as possible



**Interreg**   
North-West Europe  
**FCRBE**  
European Regional Development Fund



- Design : Ecological
- Build : Reused materials (circular economy)
- Tenants : for “Green” business models
- Sustainable : Flexible over time (Reversibility)

# Circular economy on-site





## NovaCity I



Architects: Bogdan & Van Broeck, DDS+ & Atelier Eole

Paysagiste

Developer: Kairos

### Programme:

SME park section: 7,500 m<sup>2</sup>

citydev.brussels housing units : 58

Other housing units: 5

Public spaces: 3,600 m<sup>2</sup>

## CityCampus



© Binst Architects & ORG  
permanent modernity



Architects: Binst Architects &  
ORG Permanent Modernity  
Developer: Van Roey Vastgoed

### Programme:

Social housing units: 70

Student housing units, marketed by private developer Heres: 293

Innovation hub: 1

Low-energy workshops (nearly 5,000 m<sup>2</sup>): 18



# Parks for SMEs : Availibilities

18 workshops  
190 to 600 m<sup>2</sup>  
55 to 65€/m<sup>2</sup>/year



16 workshops  
350 to 450 m<sup>2</sup>  
65 to 75€/m<sup>2</sup>/year



INAUGURATION  
**CityCampus**  
Gryson



18 workshops  
200 to 480 m<sup>2</sup>

Inauguration : 30/05/2023  
Commercial launch: September 2023

# Business park – plot of land via emphyteusis Availabilities

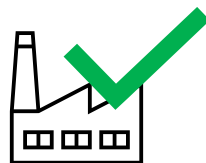
- building land
- emphyteusis contract
- requirements



# New “commercial” approach Criteria & Financials incentives (board citydev 31.03.2023)

## “Selection” criteria

(= Approval from Citydev Board )

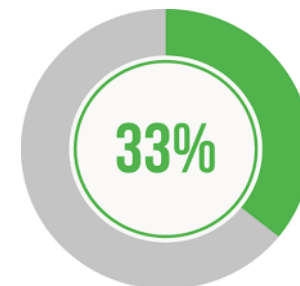


- Primary criteria
  - Employment rate
  - Social and environmental exemplariness (minimum “score” of 33%)
- Other criteria
  - Activity
  - Finances

## Incentives (= rent reduction)

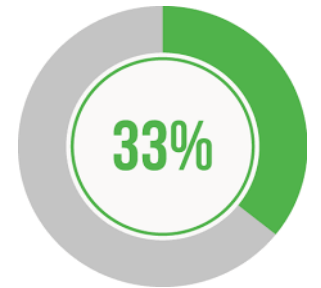
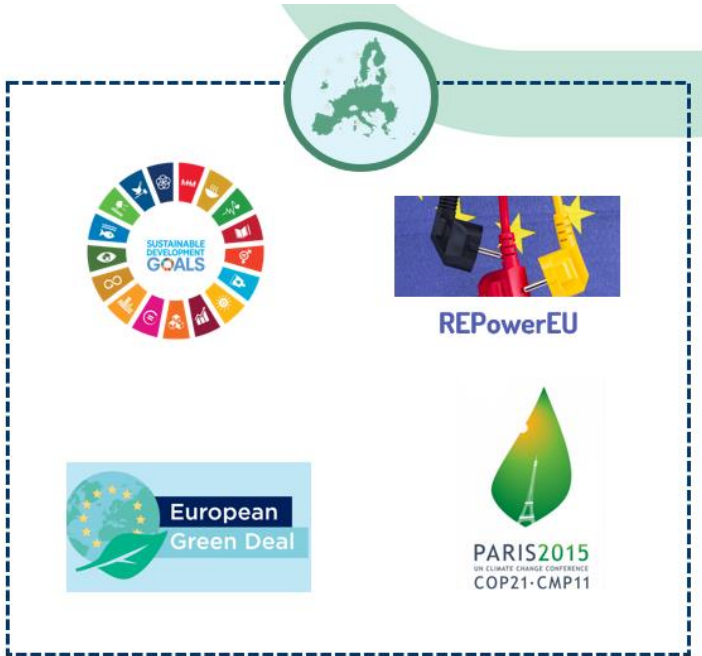


- Economic transition ( if high “score”)
- Circular economy
- Innovation
- Hospitality service - Good Food
- Day care centre
- Ecodynamic label
- Sports field
- Rooftop activities
- Biodiversity



2005 - 2022		2023 - 2025	
	Discounts	Incentives	Discounts
		1. Economic transition	5-25%
		2. Circular economy	10%
Scientific research	25%	3. Innovation	10%
Hospitality sector	5%	4. Hospitality sector - Good Food	10%
Day care centre	10%	5. Day care centre	10%
Ecodynamic label	2-4-6%	6. Ecodynamic label	2-5-10%
		7. Sports field or rooftop activities	10%
		8. Biodiversity	10%

# Building the city of tomorrow today



**Building the city of tomorrow today**



**Thank you for your attention**

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# Port of Brussels



**Philippe Matthis**

Director Port development  
department



# CENTRE LOGISTIQUE



22/05/2023

Bassin Vergotte



Google





## TIR LOGISTICS CENTER

Seul Centre de Distribution Urbain (CDU) au centre de Bruxelles

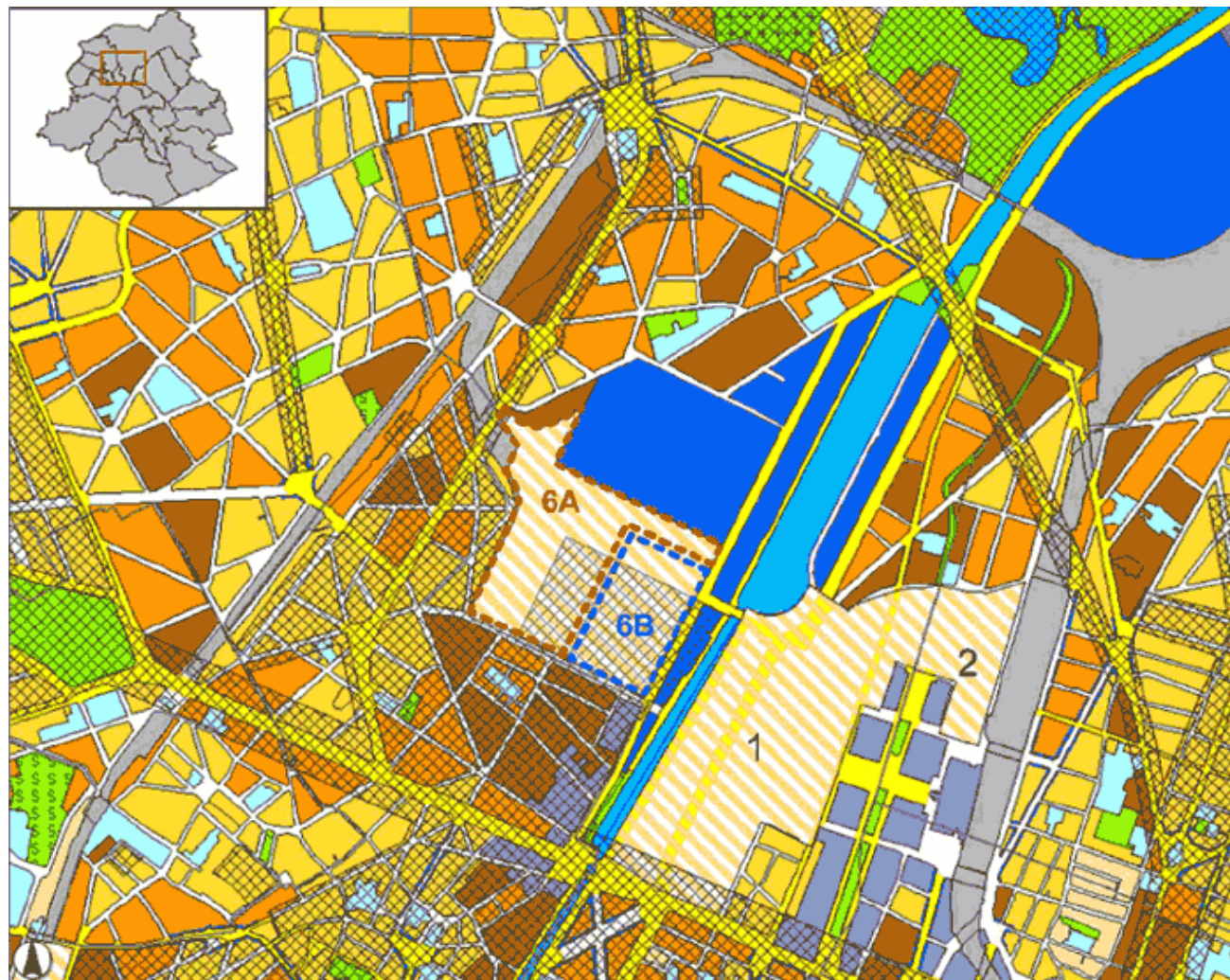


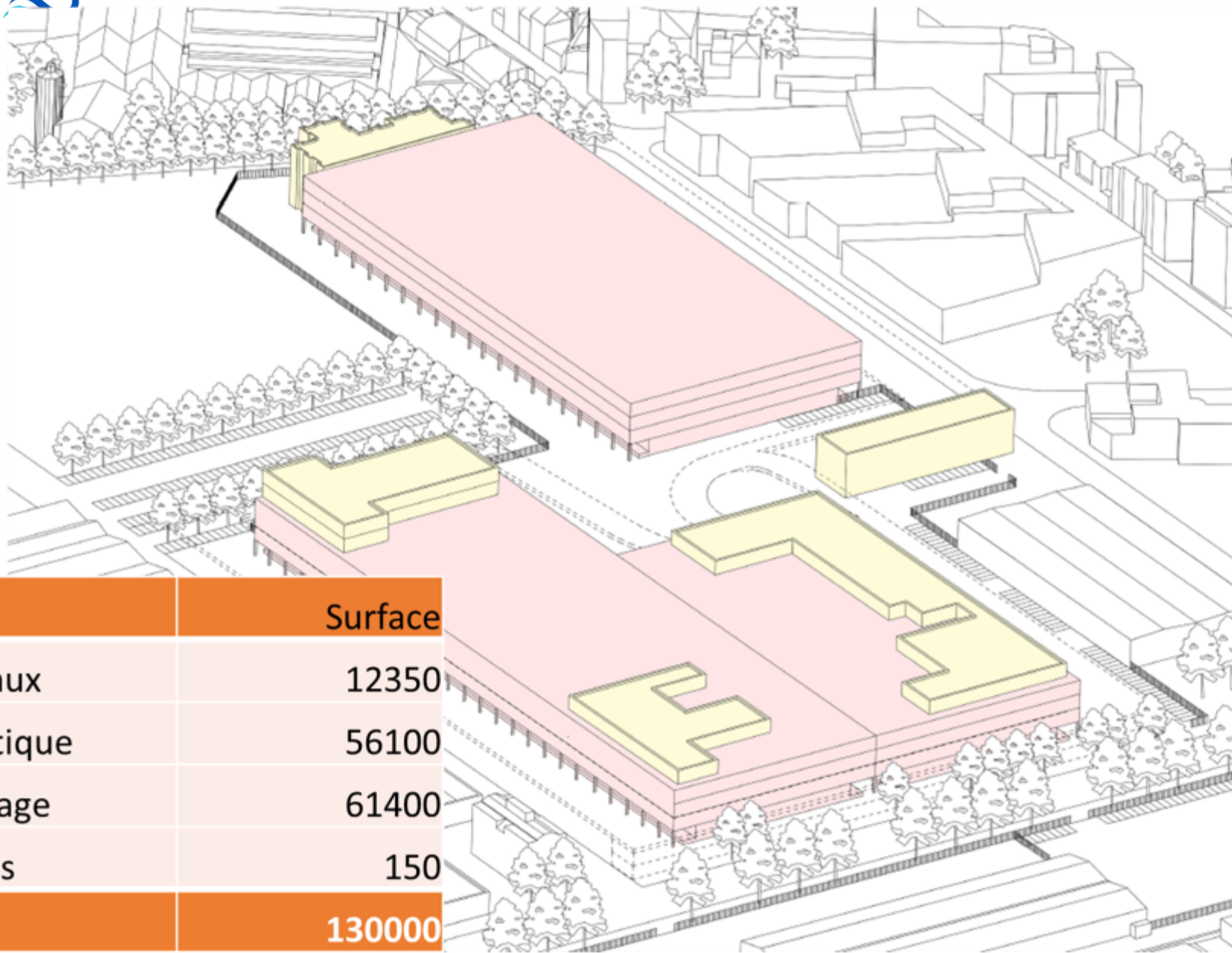


## TIR LOGISTICS CENTER

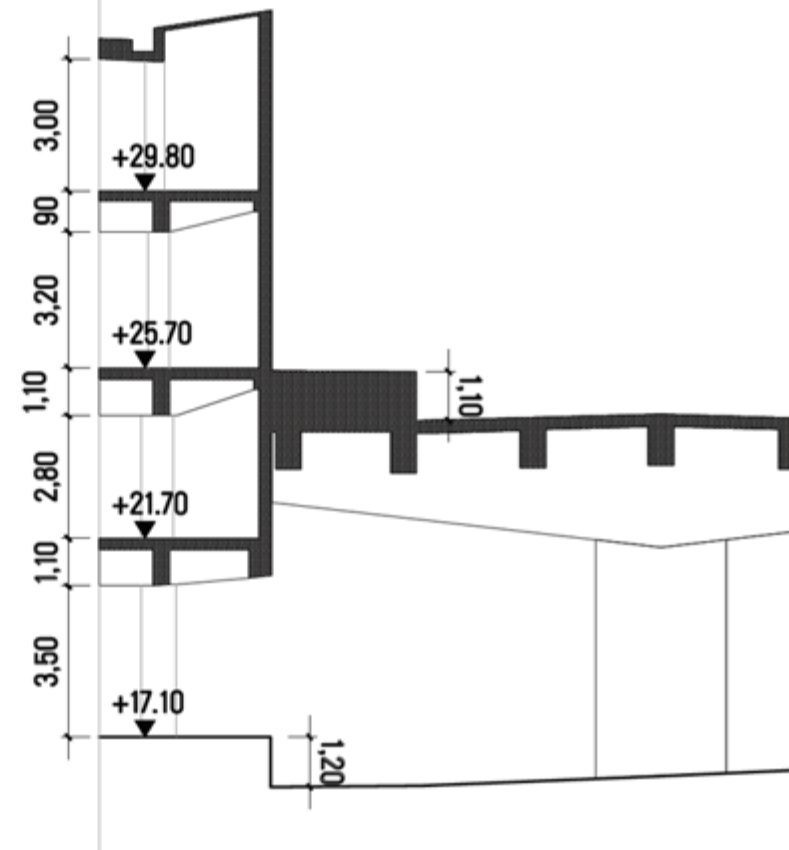
### DISPOSITIONS SUR LE CENTRE TIR DANS LES PLANS Régionaux

PRAS démographique 2013 :  
confirme que le Centre TIR est  
en « zone d'activités  
portuaires et de transports »





- Construit entre 1957 et 1974
- 5 immeubles
- 4-étages
- Activité de douanes
- 28% des recettes commerciales du Port

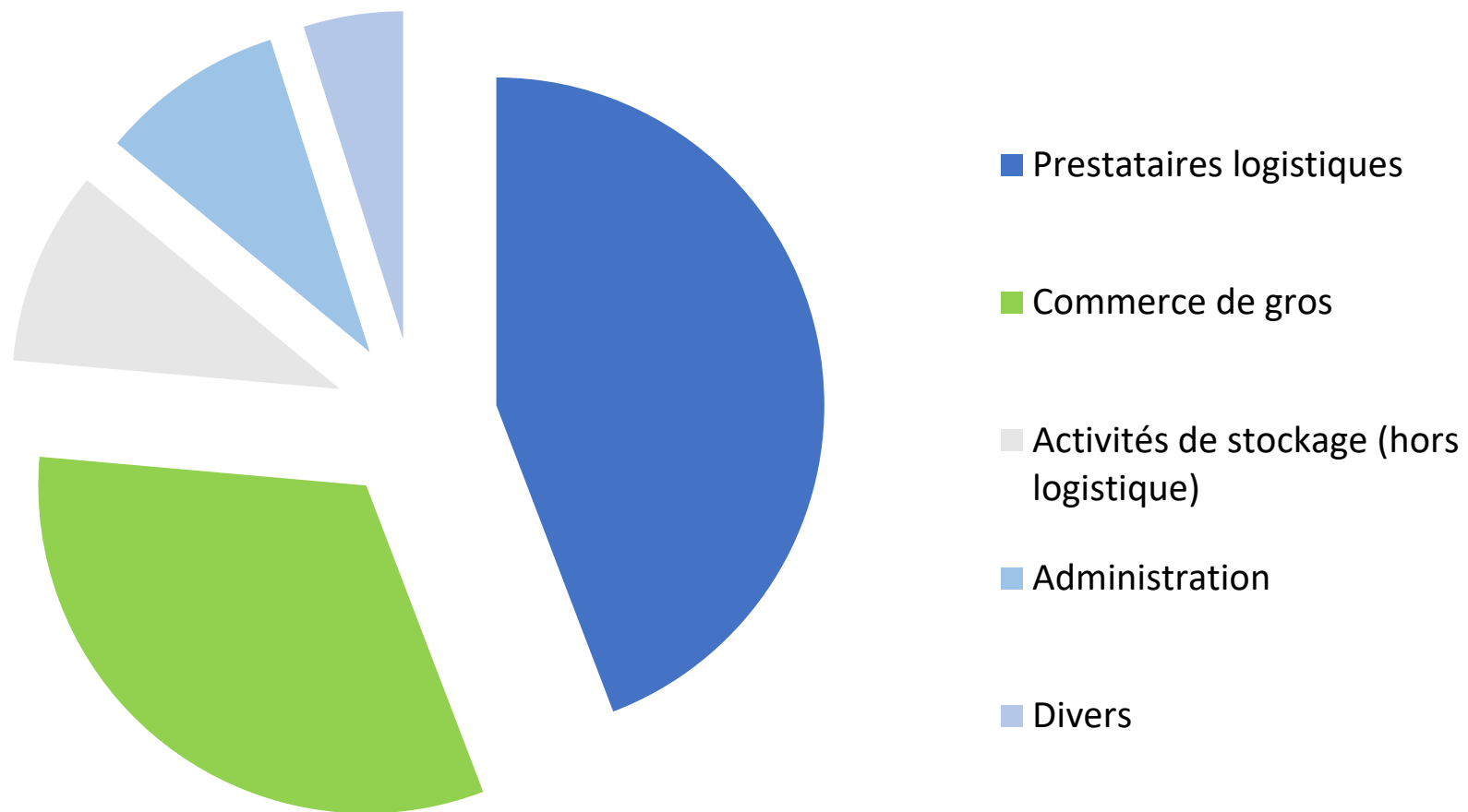


Type	Surface
Bureaux	12350
Logistique	56100
Stockage	61400
Autres	150
<b>Total</b>	<b>130000</b>



# TIR LOGISTICS CENTER

## SECTEURS D'ACTIVITÉS DES ENTREPRISES DU CENTRE TIR





# Grille tarifaire pour les entrepôts

	m <sup>2</sup> /an m <sup>2</sup> /jaar	m <sup>2</sup> /mois m <sup>2</sup> /maand	forfait	
<b>Entrepôts - TIR</b>				<b>Loodsen</b>
<b>TIR à quai</b>				<b>TIR met kade</b>
0-500m <sup>2</sup>	65,68 €	5,47 €		0-500m <sup>2</sup>
501-2000m <sup>2</sup>	52,57 €	4,38 €		501-2000m <sup>2</sup>
2001-4000m <sup>2</sup>	52,57 €	4,38 €		2001-4000m <sup>2</sup>
>4000m <sup>2</sup>	35,42 €	2,95 €		>4000m <sup>2</sup>
<b>TIR sans quai</b>				<b>TIR zonder kade</b>
0-250m <sup>2</sup>	59,06 €	4,92 €		0-250m <sup>2</sup>
251-500m <sup>2</sup>	52,57 €	4,38 €		251-500m <sup>2</sup>
501-2000m <sup>2</sup>	36,42 €	3,03 €		501-2000m <sup>2</sup>
2001-4000m <sup>2</sup>	30,06 €	2,50 €		2001-4000m <sup>2</sup>
>4000m <sup>2</sup>	30,06 €	2,50 €		>4000m <sup>2</sup>

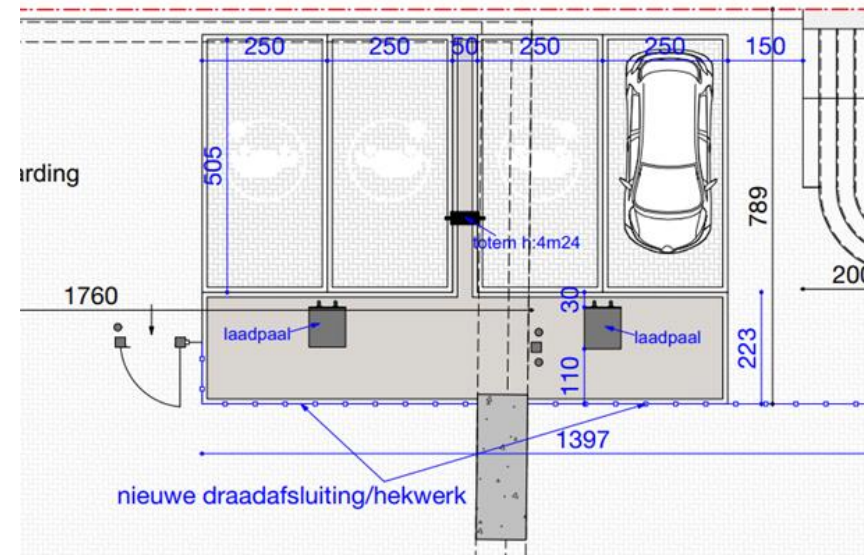
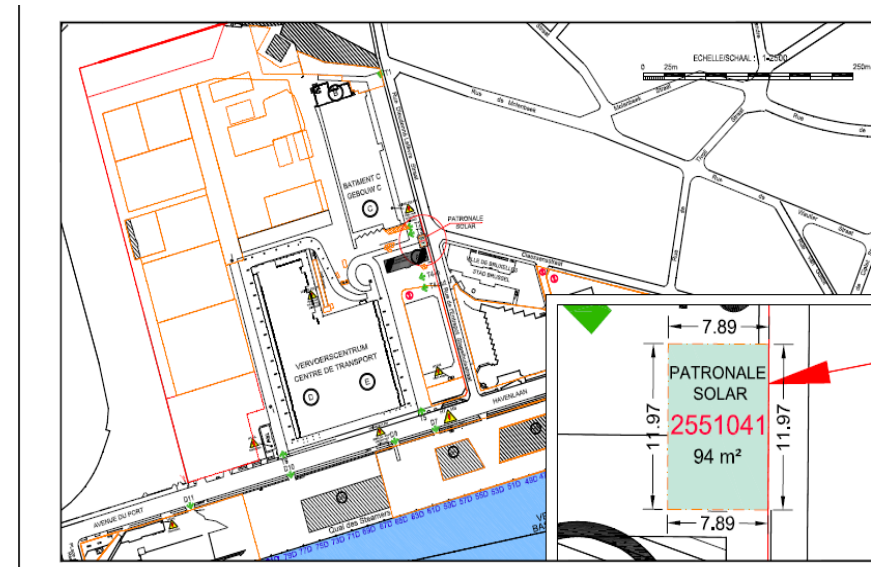


## Données relatives au centre TIR

▪ Superficie du terrain	61.242,30 m <sup>2</sup>
▪ bâtiments	5
▪ m <sup>2</sup> d'entrepôts	115.014 m <sup>2</sup>
▪ # m <sup>2</sup> de bureaux	11 767 m <sup>2</sup>
▪ # m <sup>2</sup> concédés aux Douanes	5 220 m <sup>2</sup> dont 459 m <sup>2</sup> de bureaux et 3 399 m <sup>2</sup> d'entrepôts concédés gratuitement en exécution de la loi du 20/02/1978
▪ Chiffre d'affaires du Centre TIR (2020)	3.688.537 €/an
▪ % par rapport au chiffre d'affaires du Port (2020)	32%
▪ # clients du Centre TIR	96
▪ # emplois directs (estimés)	460
▪ Taux d'occupation du Centre TIR	93 %
▪ Valeur des bâtiments + terrain (2018)	41 915 000 €
▪ Valeur d'assurance des bâtiments (2018)	80 548 618 €
▪ Taxes perçues au profit de la Région et de la Ville de Bruxelles (2016)	- Précompte immobilier : 398 016, 05 € - Taxe régionale sur bâtiments : 99 627, 87 € TOTAL 497 643, 92 €

# Bornes véhicules électrique

- 2 bornes du type « Hypercharger », (recharge hyperrapide) la batterie d'une voiture peut être rechargée à 80% en  $\pm 15$  minutes.
- Les clients peuvent payer avec une carte de crédit



**Merci pour votre attention**



# 1819



**Véronique Flammang**

Head of 1819 at hub.brussels



# 1819.BRUSSELS

De informatiedienst voor ondernemers in Brussel

# Op [www.1819.brussels](http://www.1819.brussels) kunt u vinden

- Bedrijvencentra
- Incubators
- Grondregies per gemeente
- Coworkingruimten...
- Informatie over de verschillende huurovereenkomsten



IK HEB HULP NODIG VOOR MIJN  
PROJECT

## WIE KAN ME HELPEN?

In Brussel bestaan er **tal van instellingen en organisaties die je kunnen informeren, oriënteren of begeleiden** voor de opstart van je onderneming, voor de financiering, het bekomen van een vergunning, het vinden van een vestigingsplek,... Met deze tool, ontdek je **snel tot wie je je kan richten**.

**Bel ons! Appelez-nous!**



**1819**

**hub.brussels** 

entreprendre à bruxelles