




From wasteland to a modern and sustainable business park

Discover our new site: Grimbergen Cokeworks







Follow the flow of sustainable operations

Give your business access to the perfect combination of sustainability and operational efficiency. Go beyond the limitations of a traditional distribution centre and prepare your operations for tomorrow's reality. Gain access to a green energy infrastructure that fully supports your ambitions for sustainable logistics, energy efficiency and the security of supply.

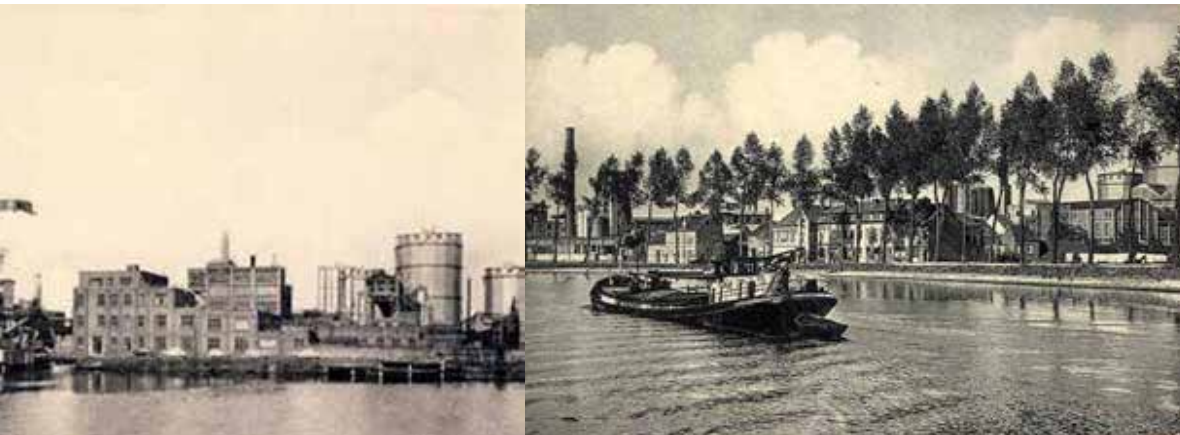
WDP and Montea join hands at the Grimbergen Cokeworks Business Park. We provide you with all the facilities for your operations, sustainability and energy that you need to take a crucial lead in the market. Tailored to your requirements, customisable and occupying a highly desirable location near an essential waterway.



From wasteland

with contaminated soil...

The site of the former coking plant in Grimbergen, Belgium, has a long and polluting industrial history. The 'Cokeries du Brabant' was founded there in 1927 and converted coal into coke (for steel production) and gas. The plant closed in 1969, after which the buildings were demolished and the contaminated land was transferred to De Vlaamse Waterweg, a Flemish government agency that develops and manages navigable waterways. In 1976, the oil multinational Total moved into the northern part of the site, and used it for oil storage until 2006. Since then, the southern part has been redeveloped. The northern part, however, remained wasteland. Now, WDP and Montea, in collaboration with DEME Environmental, want to sanitise the site and breathe new economic life into it.



Brownfield development as a cornerstone of sustainability

A brownfield is a set of neglected or underutilised land that is degraded to the extent that it can only be reused through structural measures.

Brownfield development generates new economic opportunities and employment on such deprived sites. It repairs the damage caused by past industrial practices and allows new industries to grow without building on previously undeveloped space.

...to a multimodal, sustainable business park.

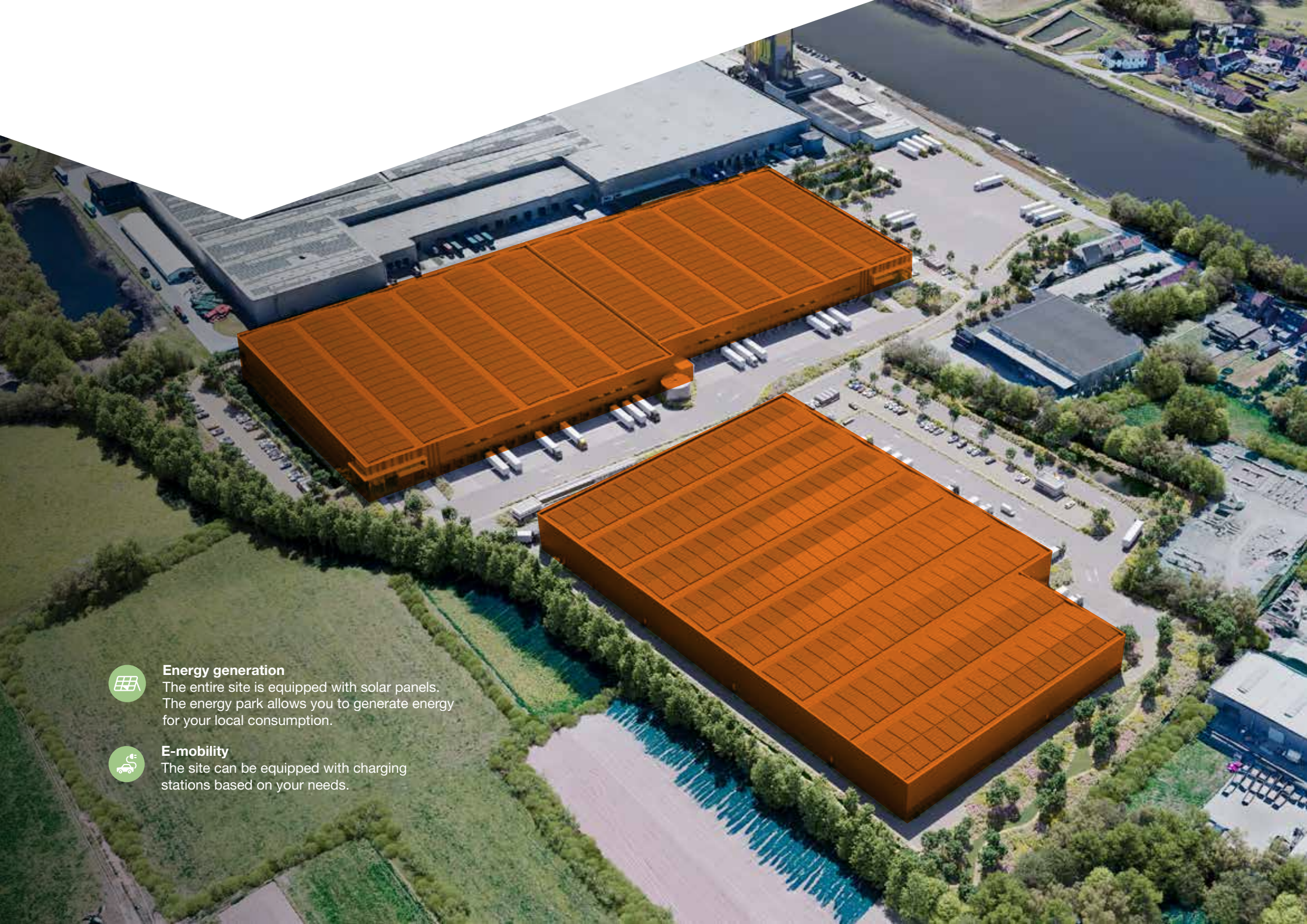
The partnership between WDP and Montea completes the circle for the former coking plant site in Grimbergen. With this progressive development, we are converting a derelict, polluted site into a state-of-the-art logistics hub with low CO₂ emissions.

The new facilities offer your company additional benefits.

- Centrally located in the heart of Belgium
- Extensive cycling facilities
- BREEAM-certified

The hub's own energy needs will largely be met by renewable energy sources, including solar panels. The redevelopment will revitalise the site with clean soil, green energy, efficient sustainable logistics and excellent economic prospects for the region. WDP and Montea are also investing in bicycle parking facilities to encourage use of a nearby bicycle highway.





Energy generation

The entire site is equipped with solar panels. The energy park allows you to generate energy for your local consumption.



E-mobility

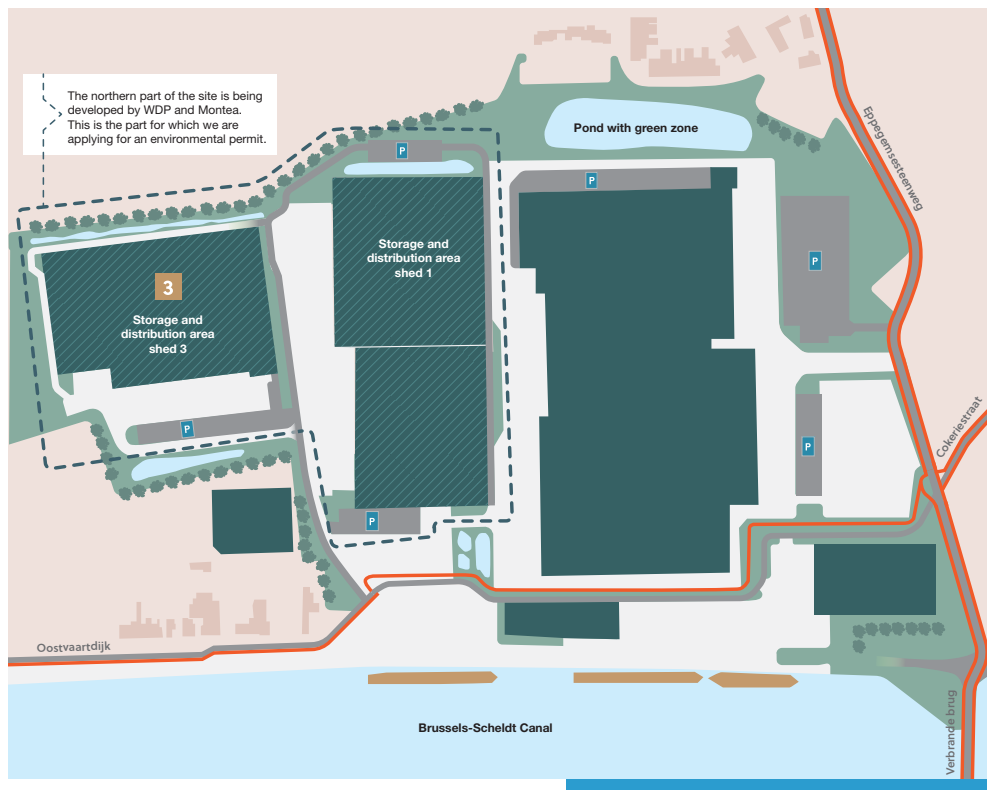
The site can be equipped with charging stations based on your needs.

A unique offer in the heart of Belgium

The 'Cokeries du Brabant' site is located in Grimbergen. This unique project is being built on a which can accommodate up to three distribution centres. You can easily share infrastructure and facilities with other tenants - or occupy the entire site exclusively with your business.

The waterways are an important factor

Your future distribution centre is located on the Brussels-Scheldt canal. That offers your company huge prospects for transportation. This is reinforced by its proximity to the container terminal in Vilvoorde - a major logistics hub in Belgium.



Warehouse A

- 21.238 m²
- 1 ground floor gate
- 1 dock / 1,000 m²

A



Warehouse B

- 31.416 m²
- 2 ground floor gates
- 1 dock / 1,000 m²
- Yard: 8,717 m²

B



General

- Energy label A+++ or higher
- BREEAM-NL *** 'Very Good' (Optional: Excellent or Outstanding)
- Gas-free "All Electric" heating
- Car parks
- EV charging
- Biodiversity

Think ahead

Your business deserves a future-oriented operational base that goes beyond the limitations of a traditional distribution centre. Prepare your infrastructure for tomorrow's energy challenges.

Combine operational efficiency with pioneering, sustainable infrastructure. Help revitalise this well-located location that will perfectly support your business operations.

The Grimbergen Cokeworks is a unique campus for companies that want to lead the way in tomorrow's market. This project offers everything you need to be at the forefront of sustainable business.

Are you interested?

Be sure to contact us and discuss your expectations and strategy with your WDP contactperson. Discover the opportunities and explore the possibilities of storage, logistics and energy. This exceptional project enables you to prepare your business for the future.



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