

GUTENBERG

AV. DU PONT DE LUTTRE 74 - 1190 BRUSSELS

STATUS: IMPLEMENTATION / SALES

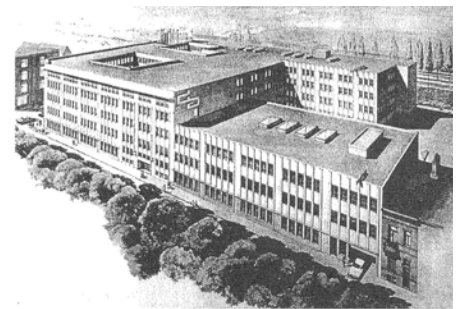
DIAMANT BOART VACATES 45,000 M2

Well-known to train passengers, the severe and monumental silhouette of the building accommodated the industrial activities of the Diamant Boart company until 2004. Nearly 200 workers manufactured disks, milling tools and drills based on diamond there, intended for the stonecutting and construction sector. Occupying an area of 45,000 m², the building has a very strong supporting structure that allows significant loading. As the firm was relocating, the property was put up for sale.

The destruction of such a complex would have been disastrous in terms of pollution, and abandoning it would have created a distressing urban eyesore. Acquired by JCX, which gives priority above all to extensive renovation projects, the building quickly found a new purpose hosting FinPress, the modernised printing works of the Ministry of Finance heeft.

A HIGHLY FOCUSED CONVERSION

A large part of the building was converted and brought into compliance according to the very specific needs of its new occupant. Several uses required various safety constraints; the digital printing area, for example, has to remain at constant temperature; offset printing accommodates heavy machinery on a reinforced floor; paper storage has an improved fire prevention system, etc. Carried out in two successive phases, the Gutenberg project was a challenge that succeeded from the point of view of coordination of the participants, and the complex, open, bright and convivial, efficiently provides for all its functions.



DEVELOPER
GUTENBERG SA
ARCHITECT
AM JASPERS-EYERS & MDW
CONSTRUCTION
CIT BLATON



BENEFITS

- A building of industrial origin extensively redeveloped according to the specific requirements of its occupant
- Efficient completion of a complex project, technically as well as practically
- A revitalising feature in a neighbourhood that is coming back to life (WIELS, new businesses and galleries, etc.)
- Large functional areas allowing multi-purpose reallocation
- Near the Gare du Midi and the Ring (RO, exit 17)
- Bus 49, 50

SITE DETAILS

- Total area: 30,000m²
- Phase 1 (2004): 2500m²
- Phase 2 (2004-2006): 27,500m²
- Special facilities
- Digital printing: 2500m²
- Offset printing: 7500m²
- Paper storage: 18,500m²
- Air-conditioned offices: 1200m²
- Kitchens and restaurant, unloading docks, hazardous product storage
- Fire & RGPT (Workplace Safety) compliance
- High-performance indices (stability, acoustics, etc.)



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