

**ONCE  
UPON A  
TIME**



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# PRESENTATION

## STORY



In **Neder-Over-Heembeek**, on the left bank of the outer-harbour of Brussels was a brewery. **Over two hundred people worked there** producing water, lemonade, beer and malt.



**Two young entrepreneurs** working in the packing and transportation of artwork **purchased the former brewery to set up their office and workshop.**



Lacking water in sufficient quantity supplied by the Marly source, **activities were stopped some thirty years ago.** And this is where the story of Silo begins.



**It took seven years to turn this derelict building into a venue** worthy of displaying some of the finest works of art.

## THE RESULT?

**A vast, magnificent venue that combines concrete, brick and steel** and leaves no one indifferent to its beauty and soul. From this realisation, the idea was born to change the plan and use this former factory as an event venue showcasing its formidable character.

**Silo Brussels was created, success was swift to follow, with a continuous stream of high quality events.** But this was only just the beginning... The rest is up to you.



On the canal side, **Silo Brussels, a former brewery and malt house** is sure to astound you with its industrial look and the simplicity of its spaces. Going in via the Silos and the entrance chamber with **its mix of old brick, steel and concrete** is an experience in itself.

The rooms, **Meudon, Navy's, Ketjes, Rubens, Black Bull and Bark Ale** named after beers once brewed there, will amaze you.

**The Workshop, the Mezzanine and the Kiosk** will blow you away with their original features.

**The 750 m<sup>2</sup> Rooftop** completed in 2020 adds the finishing touch. **Facing due south it offers an unparalleled view over the canal and Brussels.**



# YOUR SPACES

## SAS

*Size: 168 m<sup>2</sup> | Cocktail: 200 | Seated: 80*

This is where it all begins. Twenty metres of silo overhead and a few steps further, you enter a unique universe. **The DNA of the venue, mixing its industrial soul and the appreciation for art and clean lines, is felt straight away.**

This is where the visitor will be greeted before embarking on their visit.



## ATELIER

*Size: 158 m<sup>2</sup>*

The Atelier and its Mezzanine are the areas which are most similar to a loft. **This is an ideal area to welcome guests or small groups of visitors.** The workshop is also often used by organisers for setting up their own areas.



## MEZZANINE

*Size: 40 m<sup>2</sup>*



## RUBENS & CO

*Size: 41 m<sup>2</sup> | Theatre: 30 |  
Classroom: 20 | U shape : 18*

Rubens, Black Bull, Ketjes and Bark Ale are beers formerly brewed in the Silo.

**The four small identical rooms that bear their names are often used for workshops, ...**



## MEUDON

*Size: 1321 m<sup>2</sup> | Theatre: 1000 | Cocktail: 1000 |  
Classroom: 800*

Meudon is the name of the road that leads to the Silo but the story doesn't end there. It's also the name of the château which was built on the site of the brewery and the 7ha grounds that adjoin the Silo. **Today, Meudon is the name of the main hall in the Silo.**

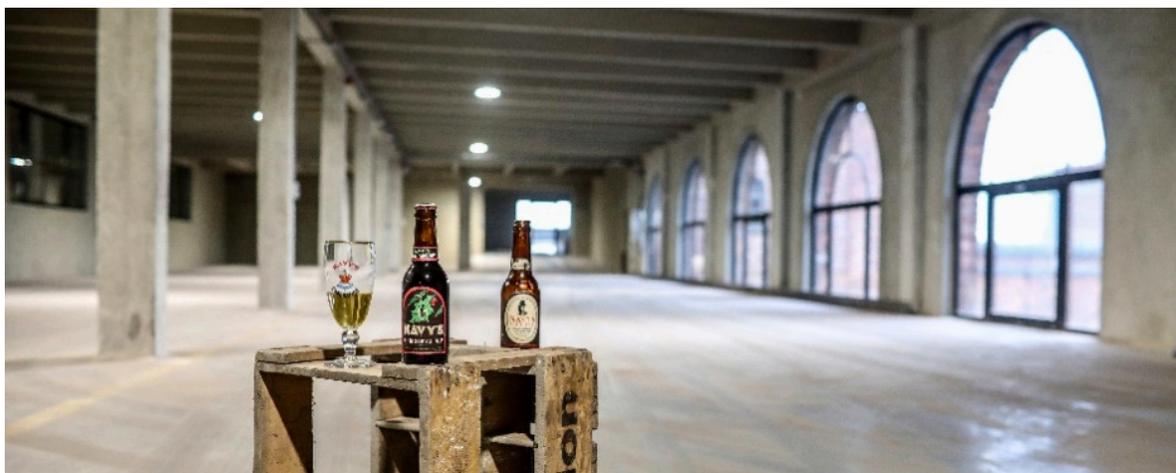
With its high ceilings, clean lines and industrial style, this space is sure to impress. **Each visitor or organiser uses it in a different way and can express all their creativity to use the space to host receptions, dinners, conferences, exhibitions, ...**

## NAVY'S

*Size: 660 m<sup>2</sup> | Theatre: 500 | Cocktail: 800 | Classroom: 400 |  
Seated: 600*

Another beer formerly brewed at the Silo, Navy's is the second largest room in the Silo. **Smaller and not as high as Meudon**, with its columns and substantial frame overlooking the canal, it retains a truly industrial feel.

**Dinners, receptions, workshops or exhibitions hold their own here alongside the Meudon.**



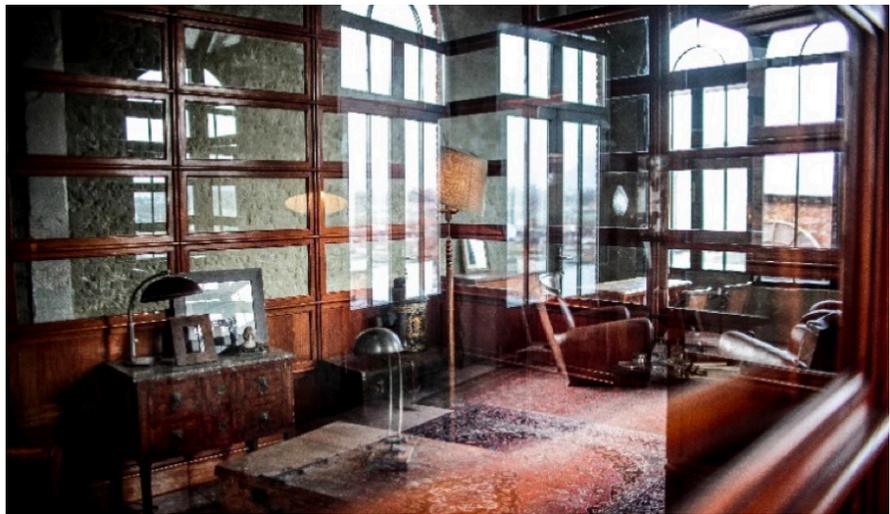


## ROOFTOP

*Size: 750 m<sup>2</sup>*

With its south facing aspect in an industrial area accessible by boat, public transport, bike along the canal or by car.

**The rooftop of the Silo is a unique space of 750 m<sup>2</sup> that offers an unparalleled view over Brussels.**



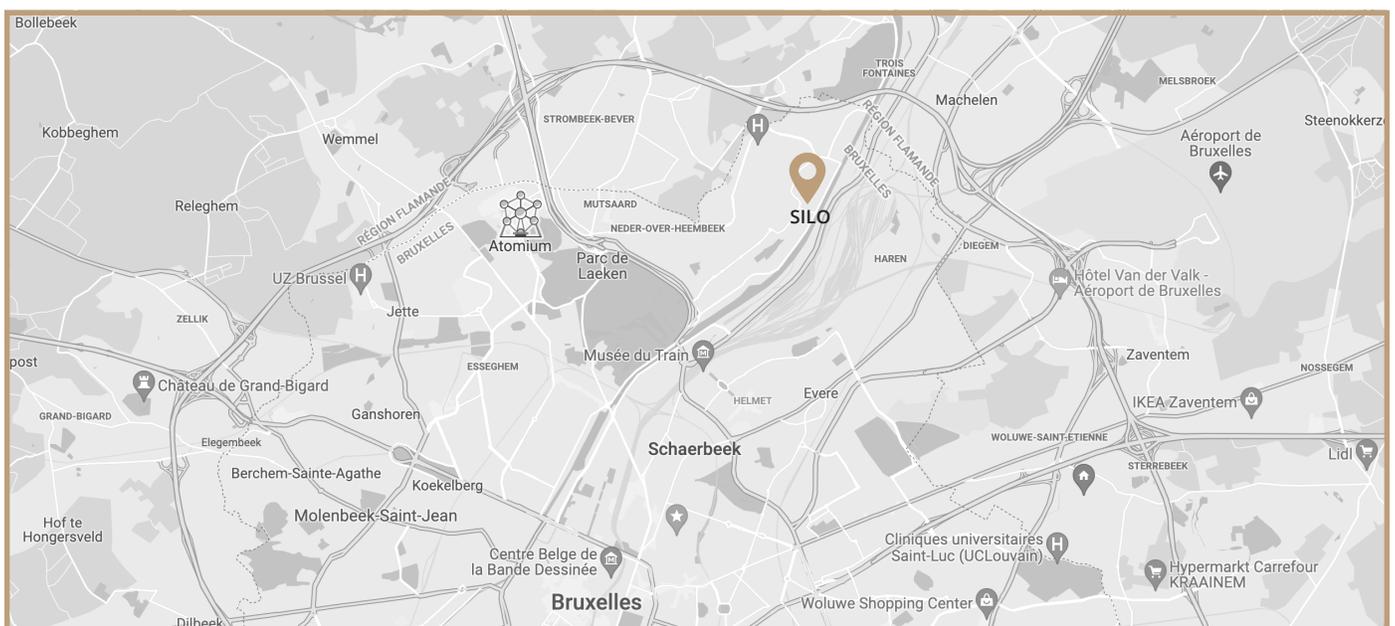
## KIOSQUE

*Size : 130 m<sup>2</sup>*

**In just a few seconds, the Kiosk whisks you back in time. At the centre of this cube is an old inlaid kiosk reminiscent of another era and in stark contrast with the gritty, industrial feel of the room.**

## Summary of spaces

Zone	M <sup>2</sup> Total	M <sup>2</sup>	Reception	Diner	Theatre	U-shape
<b>Meudon</b>	2007	1617	1000	1000	1000	-
Sas + cloakroom		250	200	80	-	-
Kiosque		130	40	-	-	-
Smoking area		10	-	-	-	-
<b>Half Meudon</b>	1346	956	1000	500	500	-
Sas + cloakroom		250	200	80	-	-
Kiosque		130	40	-	-	-
Smoking area		10	-	-	-	-
<b>Navy's</b>	869	660	800	600	500	-
<b>Atelier &amp; Mezzanine</b>		198	60	60	40	20
<b>Roof-top</b>		750	1000	500	500	-
<b>Kejtes</b>		41	-	-	30	15
<b>Rubens</b>		41	-	-	30	15
<b>Black Bull</b>		41	-	-	30	15
<b>Bark Ale</b>		41	-	-	30	15

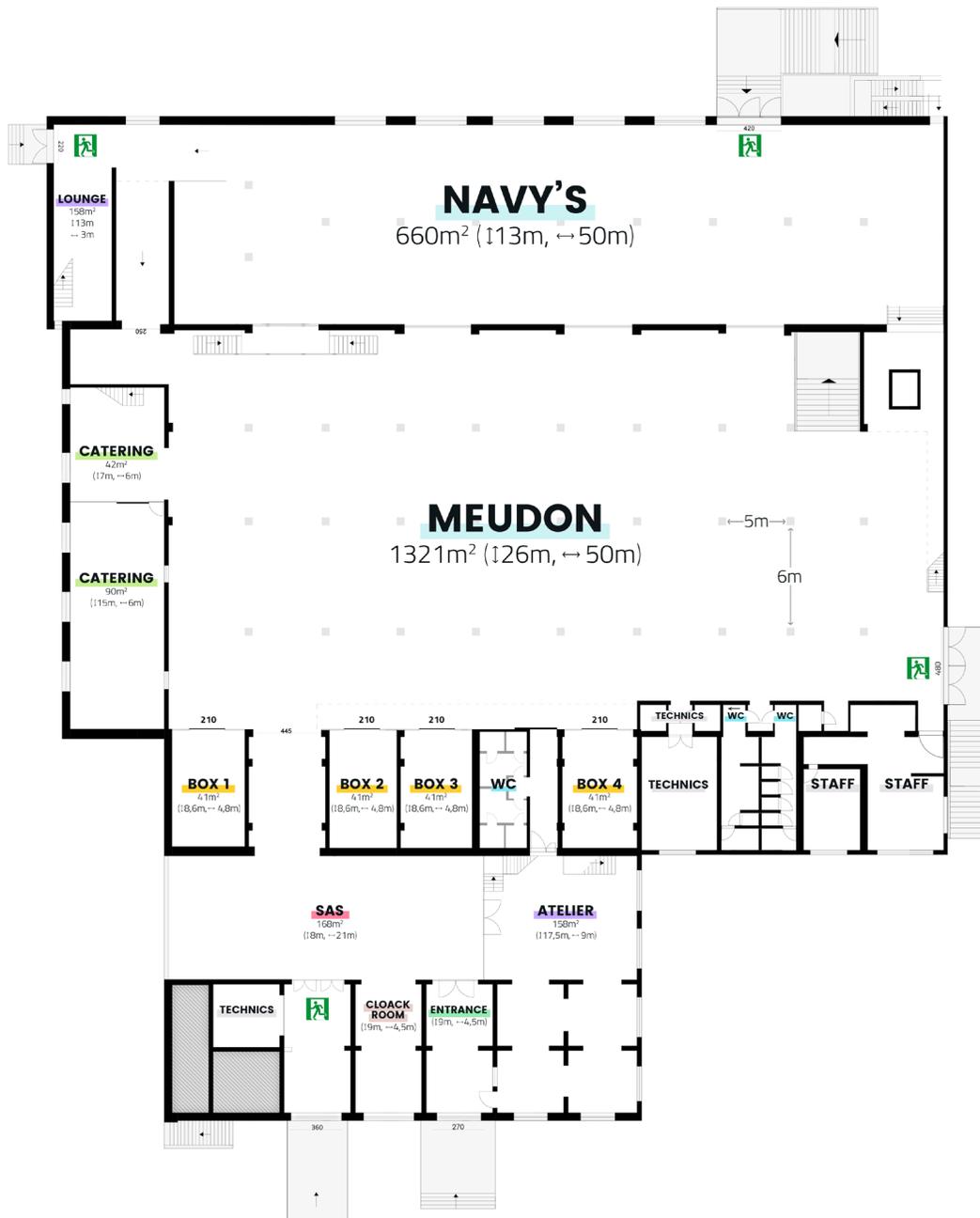


# OUR PARTNERS

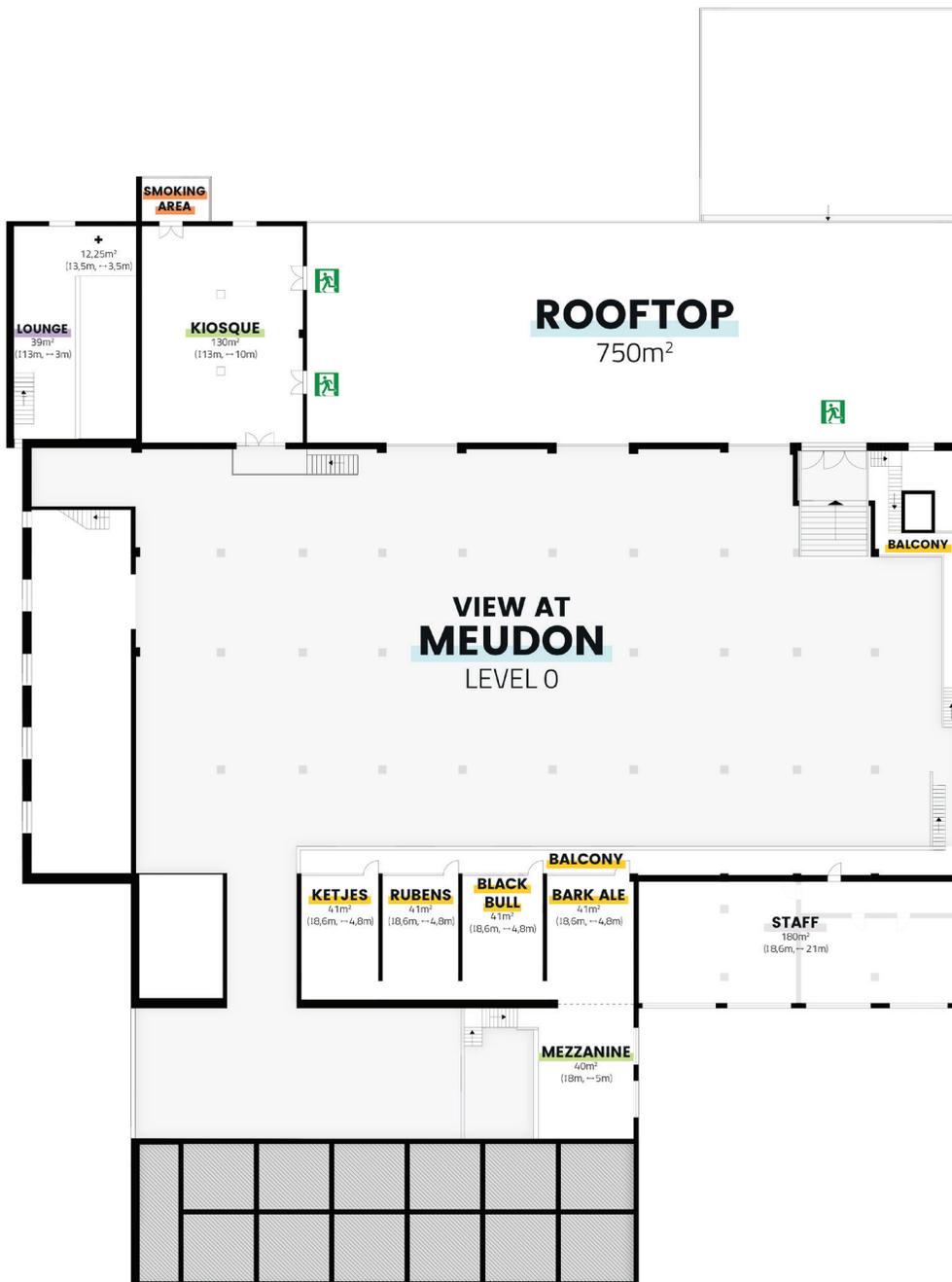
## List of our partners

Type	Company	Contact	Email	Phone
Catering	Great traiteur	Fédéric d'Oultremont	frederic@great-traiteur.be	+32 497 10 98 64
	Biorganic	Didier van Rooy	didier@biorganic.bio	+32 2 649 57 52
	Léonard	Manu Leonard	mleonard@profondval.com	+32 475 43 68 52
	JML	Magaly Bosen	info@jml.be	+32 478 31 31 31
	J&M	Aïko Vanholder	aiko.vanholder@jmcatering.be	+32 473 68 94 63
	Huitrière & Eole	Michel De Coninck	mdeconinck@huitriere-eole.be	+ 32 2 728 00 76
	White Signature	Stefan Wagemans	info@whitesignature.be	+32 499 86 19 89
	Rocket	Alexis Loriers	alexis@rockettraiteur.be	+32 476 46 61 11
	Choux de Bruxelles	Muriel Delaunoy	muriel@chou.be	+32 477441878
Techniques	GSP2	Bastien Richir	bastien@gsp2.be	+32 477 40 45 19
Parking	ID sprl	Alexandre Lepage	alexandre@id-eventpeople.com	+32 483 36 38 33
	Fluxology	Jasper Foré	jasper@fluxology.be	+32 477 92 93 58
Decoration	Decoloc	Mariano Calligeri	info@decoloc.com	+32 2 265 83 21
	Decoroom	Guillaume Fonteix	guillaume@decoroom.be	+32 2 319 84 63
	Festi Rent	John Thiriar	jt@festi.be	+32 479 57 59 25
Hostesses	Hey Charlie	Caroline Hanisz	booking@hey-charlie.com	+32 471 64 89 86
Wifi	Connect on	Pascal Jaspense	p.jaspense@connect-on.com	+32 475 65 63 24
Photo/video	ZBS studio	Tomas Cibulla	tomas.cibulla@hotmail.com	+32 485 64 32 94
DJ's	Goodvibes	Simon Benali	simon@goodvibes.lu	+32 487 73 33 88

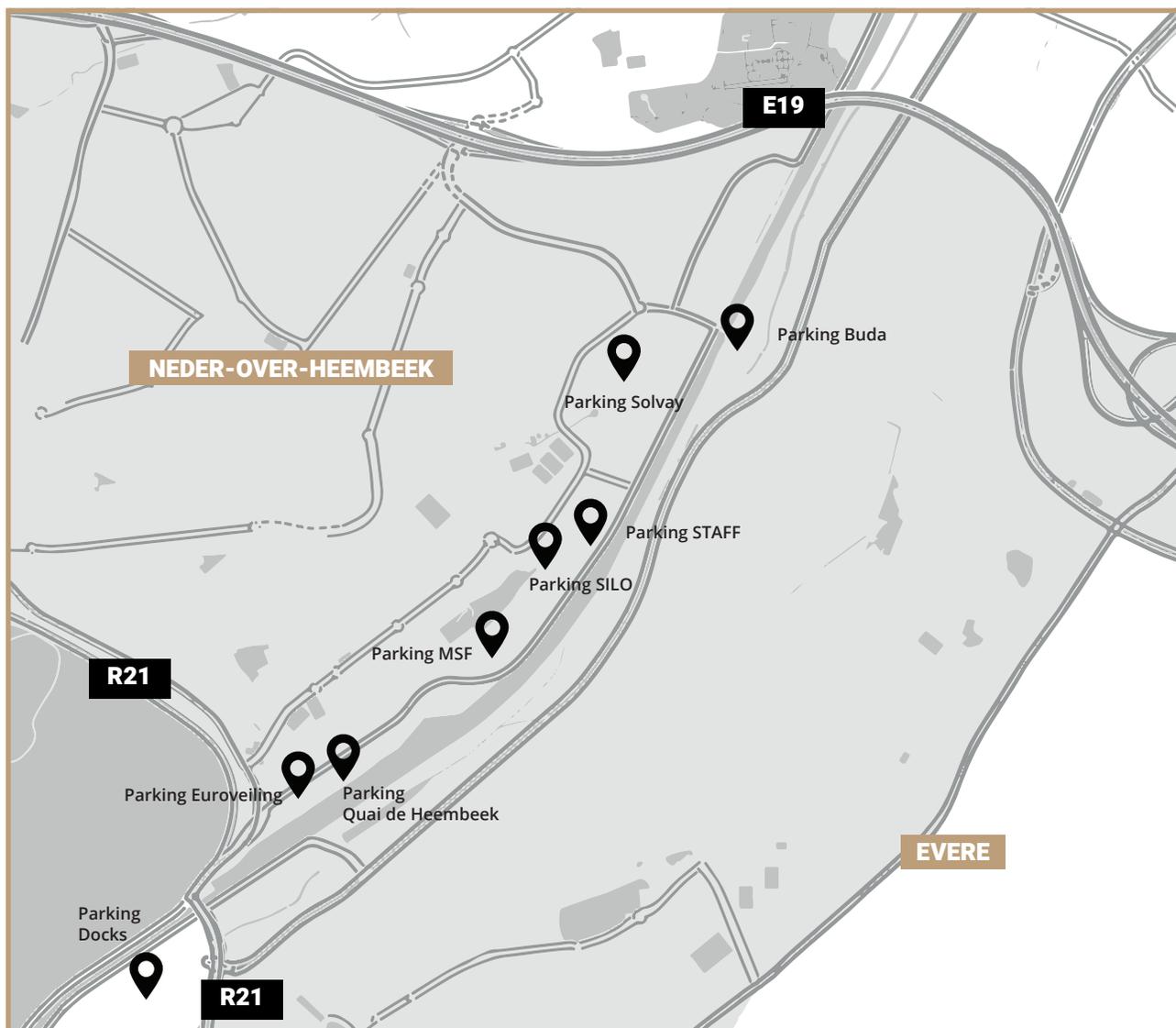
# FLOOR PLAN 0



# FLOOR PLAN 1

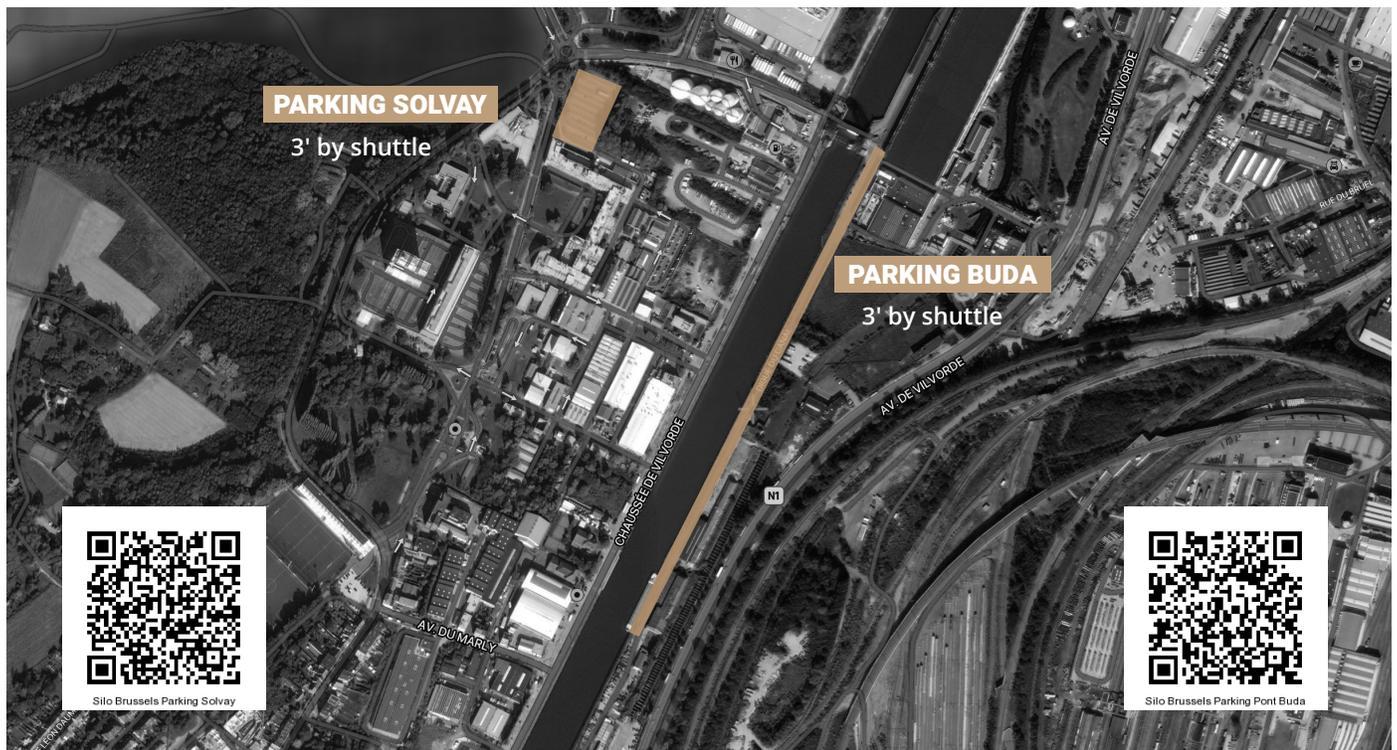


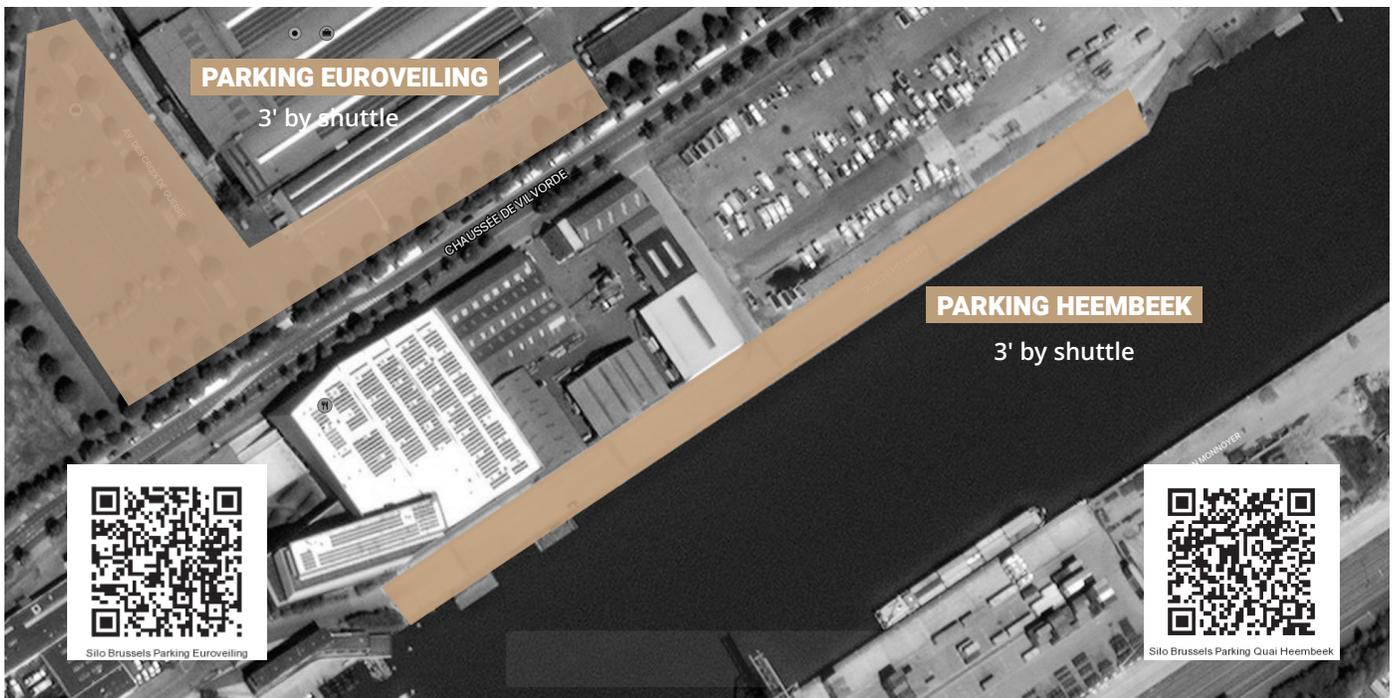
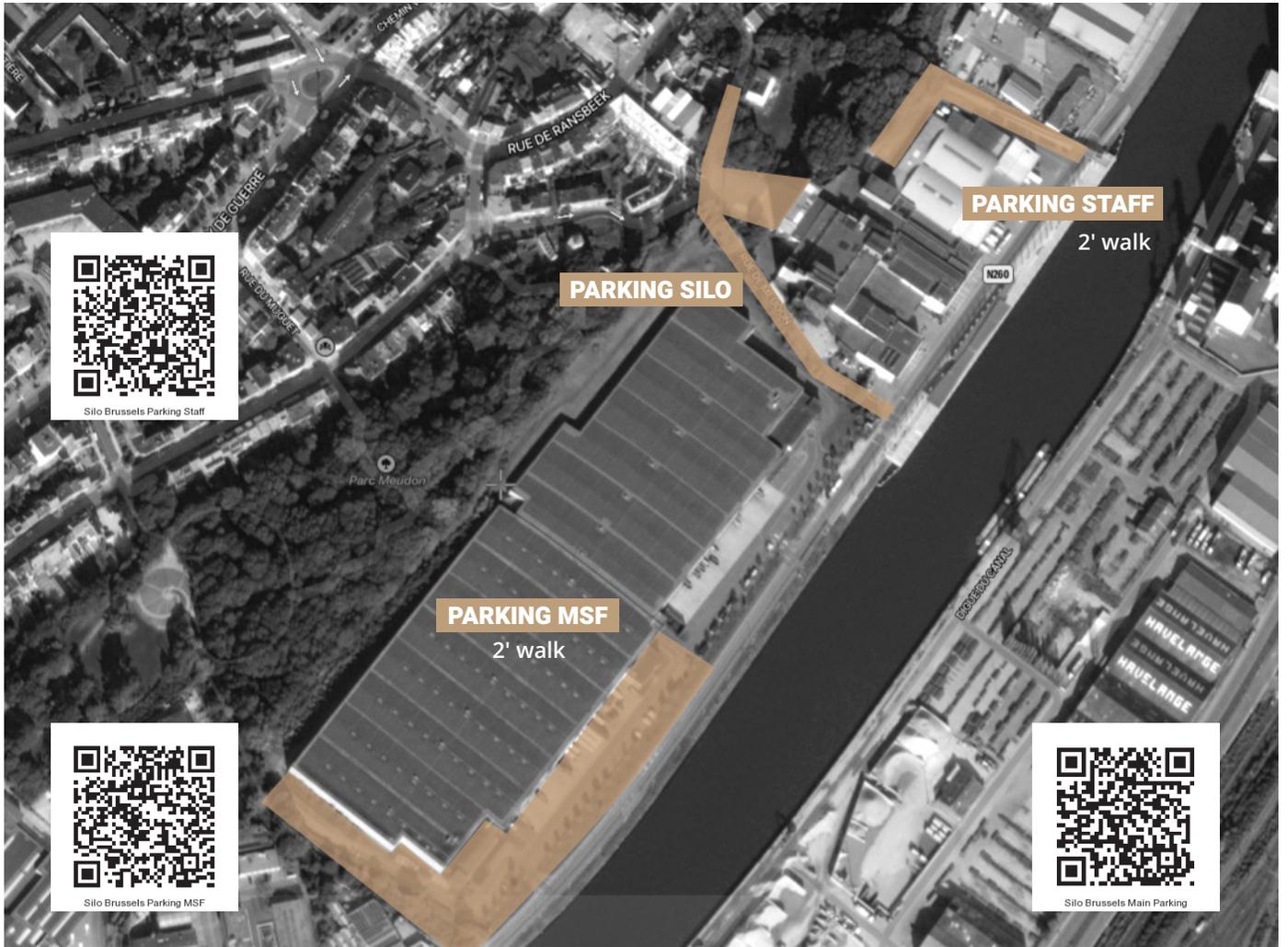
# PARKINGS



## Parkings

Parkings	Number of places	Schedules	Distance
Silo	135	24h/24h	2' walk
Staff	100	form 4pm	2' walk
MSF	300	from 5pm	2' walk
Buda	250	24h/24h	3' by shuttle
Solvay	350	form 7pm	3' by shuttle
Heembeek	300	24h/24h	3' by shuttle
Euroveiling	500	from 5pm	3' by shuttle
Docks	800	24h/24h	10' by shuttle





# TECHNICAL SHEET



DESCRIPTION OF THE EQUIPMENT INSTALLED (not allowed to be moved)

## Sas space (Entrance)

### LIGHTING

- 4 par led for the silos
- 9 par led
- 8 fourbars par 36
- 2 dimmers solo
- Cables and accessories

### SOUND

- 6 loudspeakers
- 6 hanging systems
- 1 amplifier
- 1 interface
- Cables and accessories

### ACCESS TO THE SPACE MEUDON

- 2 fourbars par 36
- 2 loudspeakers
- 4 par led
- Cables and accessories

## MEUDON space

### TRUSSING AND BLACKCURTAINS ON RAIL

- 70 pieces of 3m X30 V black
- 16 hangingsystem
- 1 set rigging
- 1 rail pf 26m
- 26 m black curtain Câblage et
- accessories
- 25 m black curtain on rail  
(blackout screen of the windows)
- 1 patience de 6 m (SAS to -1)
- 6 m black curtain on rail  
(access to -1)
- 4 m black curtain on rail (access to  
the stair)

### LIGHTING

- 36 par led (downlight of columns)
- 16 uplighters led amber
- Cables and accessories

### SOUND

- 17 loudspeakers 12 inch
- 4 amplifiers
- Amplifiers
- 1 sound desk
- 1 interface
- Cables and accessories

## Kiosque space (+1)

SONORISATION	
<input type="checkbox"/>	4 loudspeakers
<input type="checkbox"/>	1 amplifier
<input type="checkbox"/>	1 interface
<input type="checkbox"/>	Cables and accessories

## Navy's space (-1)

SONORISATION	
<input type="checkbox"/>	8 loudspeakers
<input type="checkbox"/>	1 rack d'amplificateur
<input type="checkbox"/>	1 interface
<input type="checkbox"/>	Cables and accessories

## Power supply

- 125 A catering
- Tab 125 catering
- 63 A Meudon

## TECHNICAL PACKAGE

## PRICES EXCL.VAT

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Budget basic set-up one day	.....	500,00€
Budget basic set-up extra consecutive day	.....	250,00€

## MANPOWER

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Technical assistance (10 hours a day)	.....	450,00€/day
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# GENERAL TERMS AND CONDITIONS

## AREA OF APPLICATION

These general terms and conditions supplement the contract (hereinafter, the Agreement) between SILO BRUSSELS sprl (hereinafter, SILO) and the customer (hereinafter, the Customer) for all services rendered or products provided by SILO, excluding particular conditions specific to the Customer. No derogation from these general terms and conditions will be permitted without the prior written consent of SILO. Failure to implement a clause set out in these general terms and conditions shall not be construed as SILO's waiver of reliance on it.

By signing the order form, the Customer acknowledges having read and accepted each clause of these general terms and conditions.

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## TERMS OF USE

The Customer alone assumes full responsibility for the event organized (hereinafter, the Event), fully discharging SILO. SILO is only liable for its own gross negligence, fraud or wilful misconduct. In no event shall SILO be liable for indirect damages such as loss of income, damage to image, damage to third parties, etc.

The Customer:

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### THE CUSTOMER:

- Is solely responsible for obtaining any authorizations necessary for the holding of the Event, without recourse against SILO in case of refusal;
- Acknowledges having received the locations provided (hereinafter, the Premises) in perfect condition, with the latter to report any possible problem or malfunction in writing and without delay (before the beginning of the Event, in any case);
- Undertakes to take care of the Premises with due diligence, including by only using removable and detachable decorations;
- Is obliged to bring any consumables that may be needed during the realization of the Event;
- In the Premises, is prohibited from (and undertakes to prohibit) (i) the use of gas, (ii) attaching or placing notices or objects of any kind on the floor, walls, doors, draperies and other fixtures, (iii) any use of flammable material (streamers, garlands, candles, etc.), and (iv) any use of cigarettes or illegal substances;

- Undertakes to obtain SILO's prior written consent for the installation of equipment or temporary constructions (tents, stands, etc.) in the Premises or on their surrounding area, and, if requested by SILO, undertakes to use a specialized risk prevention service;
- Is required to ensure that anyone that accesses the Premises avoids any carelessness that could affect personal safety or that of others or that could damage the Premises;
- Is solely responsible for any damage caused by additional equipment or the use of inappropriate consumables;
- Undertakes to respect (i) the neighbourhood, in terms of cleanliness and noise pollution and (ii) any applicable regulations in connection with the organization of all or part of the Event;
- Is solely responsible for the caterer, the service providers and their possible subcontractors in the context of the Event, for whom it guarantees (i) their compliance with these general terms and conditions in relation to the Premises, and (ii) compliance with any regulations applicable to them in the context of the organization of all or part of the Event;
- Is required to use a security service for any event of more than 200 people or that would extend beyond 10:00 p.m.;
- Undertakes to pay any fees due to SABAM, and to take exclusive responsibility for any taxes or duties arising from the Event;
- Acknowledges that SILO cannot be held responsible for damage, theft or loss of property belonging to the Customer or to third parties;
- Undertakes to leave the Premises entirely free and clear at the end of the Event (e.g. removal of material brought, debris and waste, boxes, cartons, rubbish bins, packaging and other waste, etc.);
- Acknowledges having been notified that SILO's offer includes the normal cleaning cost for the Premises, and agrees that if additional cleaning is required after the Event (such as special scrubbing or treatment of surfaces), this will be done by SILO and the cost price may be invoiced by SILO.



**SILO :**

- Undertakes to equip the various Premises with measuring devices as well as signage and equipment pursuant to any applicable regulations regarding the organization of events;
- Undertakes to provide the electricity required for normal operation of the Premises as well as the heating of the Premises, with the Customer to take the necessary measures if its needs exceed normal requirements, in agreement with SILO;
- Undertakes to notify the Customer without delay in case of force majeure in the event that SILO becomes unable to meet all or part of its obligations; in this case, the Customer accepts that SILO's liability is limited to reimbursing the deposit paid by the Customer (50%), to the exclusion of any other damage;
- Denies any liability in case of accident caused by the Customer or by third parties;
- Reserves the right to terminate the Agreement immediately and without compensation (i) in the event of any breach by the Client of the obligations set out in the Agreement, and/or (ii) if the Event constitutes or threatens to constitute harm to public order, morality or security (e.g. if the maximum capacity authorized for the Premises is exceeded)

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## **INSURANCES**

The Customer undertakes to take out all the types of insurance necessary or useful for the Event and to subscribe to third-party liability organizer insurance at the very least. The equipment provided by the Customer is not covered by SILO's insurance (theft, damage, etc.). The Customer is not required to subscribe to fire insurance, since SILO is validly insured and the policy contracted provides for a waiver of recourse to the Customer in the event of a claim.

## **PAYMENT TERMS**

A deposit invoice of 50% of the total amount of the offer shall be issued upon signature of the Agreement.

A second invoice of 50% of the amount of the offer shall be issued two months before the event.

A final invoice shall be issued at the end of the Event. It shall cover variable additional costs (heating, electricity, staffing, etc.).

The invoices are payable 30 days from the invoice date, at the registered office of SILO or the financial institution mentioned on the invoice.

Pursuant to Article 1139 of the Civil Code, receipt of the invoice legally constitutes formal notice to the debtor by the mere expiry of the term, without separate documentation being required. Any invoice remaining unpaid at the end of its term shall automatically incur interest at a rate of 1% per month until the date of payment, in addition to an agreed penalty clause of 15%, with a €250 minimum. In the event of an unpaid invoice, in whole or in part, SILO reserves the right not to give access to the Premises within the framework of the Event, without prejudice to SILO's right to consider that the Customer alone has wilfully elected to have the Agreement terminated.

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## **TERMINATION CONDITIONS**

In case of the Customer's termination of the Agreement more than ninety calendar days before the Event, the Customer undertakes to compensate SILO with a fixed amount of 50% of the agreement price, in addition to reimbursing SILO for all costs incurred up to the date of cancellation.

In case of termination of the Agreement by the Customer between sixty and ninety calendar days before the Event, the Customer undertakes to compensate SILO with a fixed amount of 75% of the agreement price, in addition to reimbursing SILO for all costs incurred up to the date of cancellation.

In the event of termination of the Agreement by the Customer less than sixty calendar days before the Event, the Customer undertakes to compensate SILO by paying the full price of the agreement concluded.

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## **MISCELLANEOUS PROVISIONS**

The Customer's claims relating to products provided and/or services rendered by SILO are only admissible if communicated by registered letter within five calendar days following the Event.

The possible invalidity of a clause in these General Terms and Conditions does not affect the validity of the other provisions. In such a case, the aforesaid provision(s) shall be deemed not written, with the parties negotiating a replacement thereof, in good faith, of a lawful clause that produces legal and economic effects as closely as possible to the invalid clause.

In case of a dispute relating to the interpretation or implementation of the Agreement, the French-speaking Enterprise Court of Brussels shall have sole jurisdiction, with Belgian law applying to the exclusion of any other law.