



INVEST

CONNEXION PARK A

Zellik

GROWERS
OWN YOUR SPACE. GROW YOUR BUSINESS

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OUR CORE BUSINESS

Purchase office buildings, industrial, commercial and logistic spaces.
Create smaller units for sale, investment and long term lease.

OPPORTUNITIES FOR SME's

Own your own space at lease cost.
Flexible spaces to meet your expectations and changing needs.

OUR PROPERTY PORTFOLIO

A varied offering of professional spaces for sale, investment or long term lease.
A choice of surface areas ranging from 50 m² to 10.000 m².

EXTRAORDINARY OPPORTUNITY FOR INVESTORS

Safe investments with a high potential yield (excluding capital gains).
An opportunity for diversification and expansion of your property portfolio.



DESCRIPTION

This office building equipped with solar panels offers multipurpose spaces and is strategically located in the Connexion Park in Zellik near the ring road of Brussels (E19) and the E40.

The bright offices guarantee a pleasant and comfortable work atmosphere all year long.

ADDRESS

Brusselsesteenweg 502, building A
1731 Zellik

PURCHASE PRICE

2.700.000 € (excl. acquisition costs)

RENTAL INCOME

190.965,24 €/year

SURFACE/ UNIT TYPE


1.638 m² offices + 1.214 m²
multipurpose/showroom/warehouse +
199 m² archives

+ 38 outside parking places

+ «surface right» on the roof



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close to the Brussels ring roads - exit 10 and (E40)



15 minutes walk to the Zellik railway station



close to different De Lijn bus stops

213 214 243 572 810



Bike route F211 Asse/Zellik-Brussels



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| FLOOR | TENANT | SURFACE m ² | PARKING INCLUDED | START | END | NEXT BREAK | RENTAL INCOME |
|--------|--|---------------------------|---------------------|------------|------------|------------|------------------|
| -1 → 1 | Creator in heating, cooling, hot water and ventilation | 3.051 | 38 | 01/03/2018 | 28/02/2027 | 28/02/2025 | 186.978,64 € |
| ROOF | A renewable energy provider placed a photovoltaic solar park on the roof | | | 01/04/2012 | 31/03/2037 | | 3.986,60 € |

3.051 m² + 38 park. Indexed rental income 190.965,24 €
excluding charges

+ «Surface right» on the roof

Additional parking purchase price: 5.000 €/outside parking and 7.000 € /inside parking

ASSET DEAL

Price: 2.700.000 € - Gross yield: 7,07 %

Excl. acquisition costs

Incl. rented vacant units

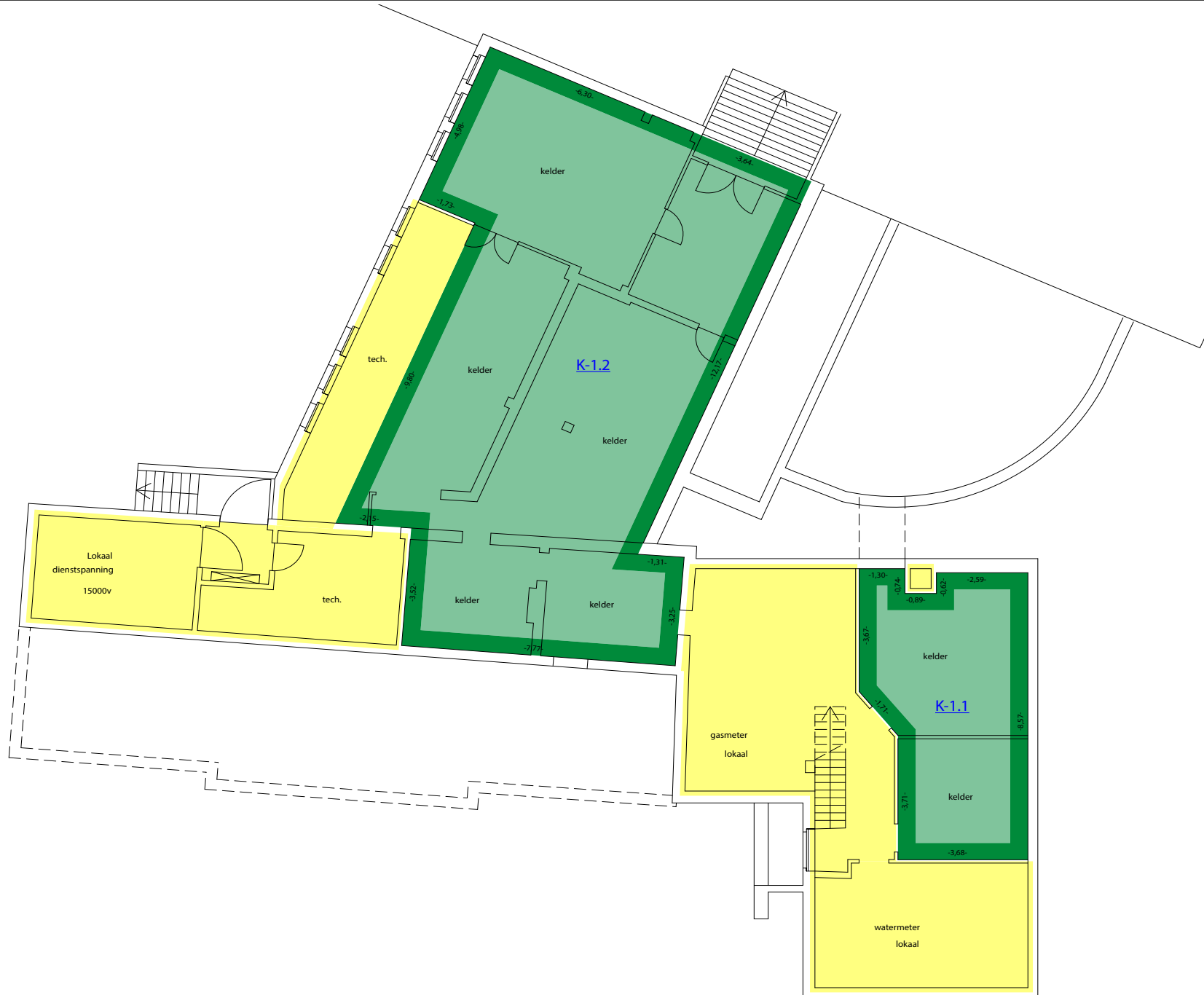
EPB : X (undefined) - 196 kWhprim/m²/y

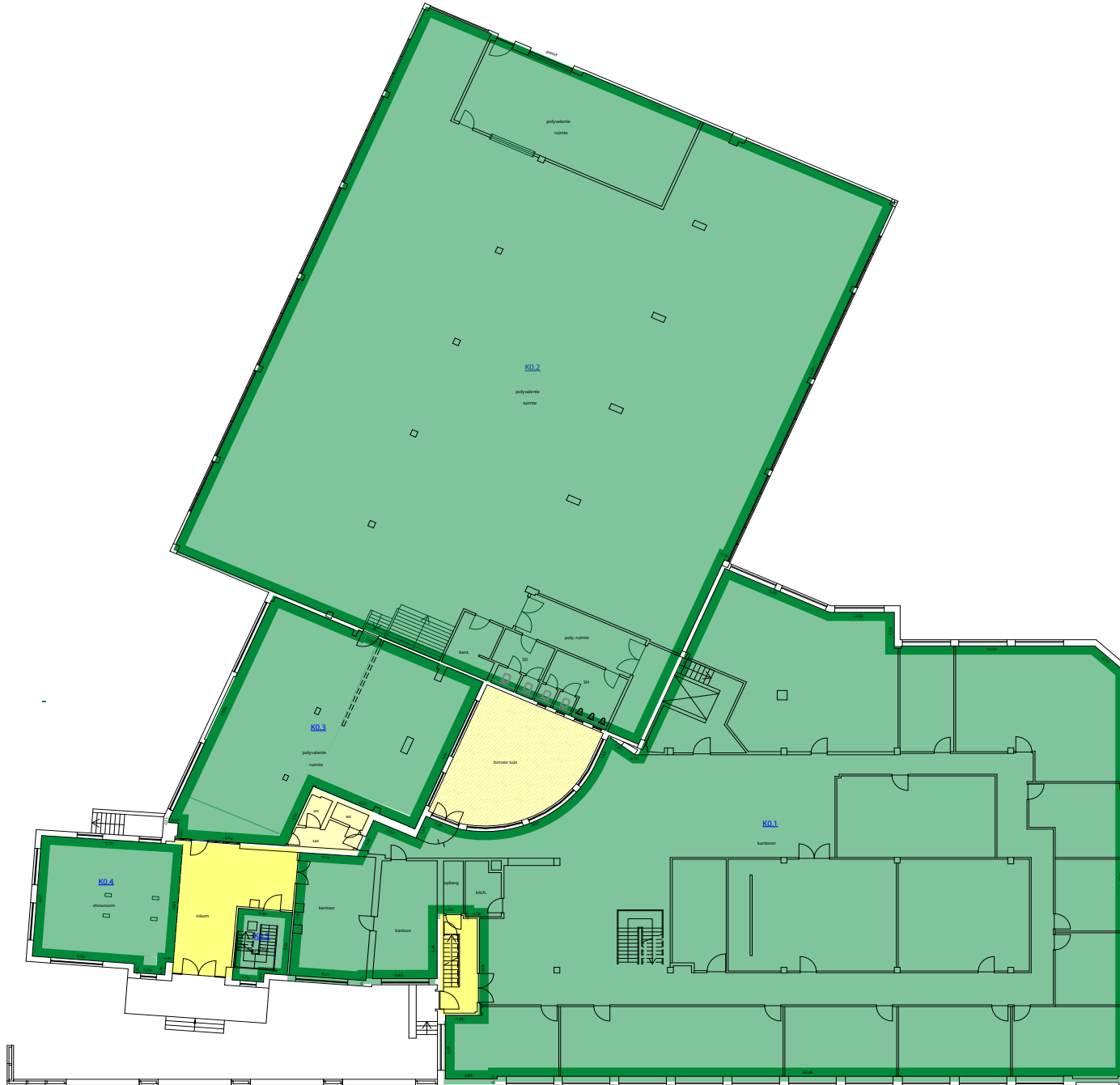


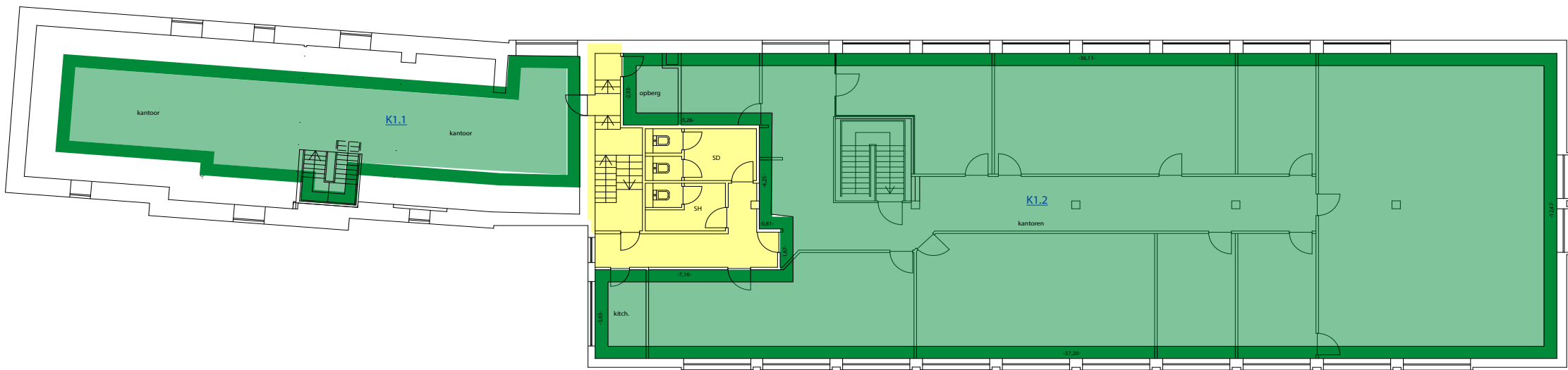
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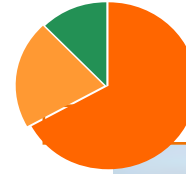






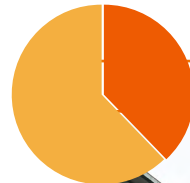
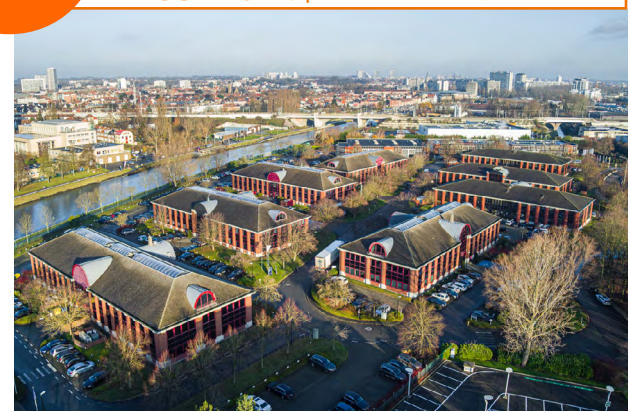
WOP O
COTTON GROUP - R0.1+R1.1+A1

RENTED 100 %



RIVERSIDE

SOLD 67 % | RENTED 21 %



BRUSSELS 7/1

SOLD 38 % | RENTED 62 %



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Interested?



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Visit our website

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