

## BRUSSELS 7 / I - Invest 1.246 m<sup>2</sup>



### Characteristics of the property

Name	BRUSSELS 7 / I
Address	Nijverheidslaan 3-5
Town	1853 Grimbergen (Strombeek-Bever)
Year of construction	1990
Price range	From 2.125.000 € to 2.600.000 €
Surface area range	From 1.246 m <sup>2</sup> to 1.469 m <sup>2</sup>
Number of floors	2
Unit(s) type	Offices
Soil certificate	Yes
Asbestos inventory	Received
Elevator	Yes
Heating type	Gas
Air conditioning	Yes
Access control	Yes

## Property features

Reference	BRUSSELS 7 / I - Invest 1.246 m <sup>2</sup>
Address	Nijverheidslaan 3-5 1853, Grimbergen (Strombeek-Bever)
Sales price	2.125.000 €
Type of units	Offices
Total surface area (m <sup>2</sup> )	1.246 m <sup>2</sup>
Archives surface (m <sup>2</sup> )	92 m <sup>2</sup>
Floor	+2
Available	at the contract
Number of indoor parking(s)	17
Number of outdoor parking(s)	17
Gross yield (%)	8,00
Yearly income	169.276 €
Specific lease agreement	5 years
Start of lease agreement	01/12/2023
End of lease agreement	31/12/2028
Business activity of tenant	High-end kitchen appliances
EPB (kWh/m <sup>2</sup> /year)	162
EPB (class)	X (undefined)
Soil certificate	Yes

## Description

**\*\*DIRECT FROM THE OWNER\*\*** - BRUSSELS 7 PARK STROMBEEK/GRIMBERGEN - Great investment opportunity in a modern office building on the 2nd floor integrated in a small Business Park at Strombeek-Grimbergen. Well known worldwide operational tenant (high-end kitchen appliances). 1,246m<sup>2</sup> open space and individual offices, meeting rooms, cafeteria, relax room and archives on the 3rd floor (80m<sup>2</sup>) and on -1 (12m<sup>2</sup>). Internal (17) and external (17) parking's included.

Bright offices with airco and an excellent accessibility (bus, Ring and motorway). Lease: start 01.12.2023 – end 31.12.2028. Rent: 169,276 €/yr. Gross yield: 8%.

For more information, please contact our representative Peter De Waele on 0473/38.02.92 or by email ([pdw@growners.be](mailto:pdw@growners.be)).

(Ref : BRUSSELS 7 / I - Invest 1,246m<sup>2</sup> - L2.1+R2.1+R2.2+R2.6)

## Contact



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Non contractual document

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