

## BRUSSELS 7 / I - Invest 1.469 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 1.469 m <sup>2</sup>
Address	Nijverheidslaan 3-5 1853, Grimbergen (Strombeek-Bever)
Sales price	2.600.000 €
Type of units	Offices
Total surface area (m <sup>2</sup> )	1.469 m <sup>2</sup>
Archives surface (m <sup>2</sup> )	30 m <sup>2</sup>
Warehouse surface (m <sup>2</sup> )	280 m <sup>2</sup>
Floor	+0
Available	at the contract
Number of indoor parking(s)	22
Number of outdoor parking(s)	13
Gross yield (%)	9,00
Yearly income	236.289 €
Specific lease agreement	3
Start of lease agreement	12/01/2023
End of lease agreement	31/12/2026
Business activity of tenant	Home-Kitchen-and Wash appliances
EPB (kWh/m <sup>2</sup> /year)	162
EPB (class)	X (undefined)
Soil certificate	Yes

## Description

**\*\*DIRECT FROM THE OWNER\*\*** - BRUSSELS 7/I PARK STROMBEEK/GRIMBERGEN - Great investment opportunity in a modern office building on the entire ground floor integrated in a small Business Park at Strombeek-Grimbergen. Well known worldwide operational tenant (Home-Kitchen-and Wash appliances). Lease: start 01.12.2023 – end: 31.12.2026. Rent: 236,289 €/yr. Gross yield: 9%.

1,469m<sup>2</sup> open space and individual offices, meeting rooms, cafeteria, relax room and additional storage space (280m<sup>2</sup>) and archive (30m<sup>2</sup>) on the underground level. Internal (22) and external (13) parking's included.

Bright offices with airco and an excellent accessibility (bus, Ring and motorway).

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 1.469m<sup>2</sup> - R0.1 + L0.1).

## Contact



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Non contractual document

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