

## GREENHILL D - Invest 278 m<sup>2</sup> - Unit D1.1



### Characteristics of the property

Name	GREENHILL CAMPUS D
Address	Interleuvenlaan 15 D
Town	3001 Leuven
Flood zone	not located in a flood zone
Year of construction	1999
Price range	From 450.000 € to 920.000 €
Surface area range	From 263 m <sup>2</sup> to 532 m <sup>2</sup>
Number of floors	2
Unit(s) type	Offices
Soil certificate	Yes
Asbestos inventory	Received
Elevator	Yes
Air conditioning	Yes
Indoor parking	Yes
Outdoor parking	Yes

## Property features

Reference	GREENHILL D - Invest 278 m² - Unit D1.1
Address	Interleuvenlaan 15 D 3001, Leuven
Sales price	450.000 €
Type of units	Offices
Total surface area (m²)	278 m²
Floor	+1
Available	at the contract
Number of outdoor parking(s)	5
Gross yield (%)	7,49
Yearly income	33.690 €
Type of lease agreement	3-6-9
Start of lease agreement	01/06/2023
Break	31/05/2026
Break	31/05/2029
End of lease agreement	31/05/2032
Business activity of tenant	Company dealing with content business
Elevator	Yes
Kitchen	Yes
Soil certificate	Yes

## Description

**\*\*DIRECTLY FROM THE OWNER\*\*** - Office building located on the right side of the Greenhill Campus in Haasrode. This building is 1,606m<sup>2</sup> in size and has a ground floor and 2 upper floors. Unit D1.1, located on the first floor and measuring 278m<sup>2</sup>, is rented by a company dealing with content business. Start of lease: 01.06.2023. End: 31.05.2032. Breaks: 2026 and 2029. Annual rent: 33.690 €. 5 outdoor parkings incl. Sale price: 450,000€. Gross return: 7,49%.

These offices are equipped with a lowered ceiling with integrated light fixtures, cable duct along the facades, air conditioning, a kitchenette and a lift.

There is a stop of "De Lijn" just before the Park (n°4 (Haasrode-Leuven-Herent) and 630 (Haasrode-Leuven Station-Wijgmaal)). The GreenHill Campus is easily accessible by car and is just 5 minutes from the E40 Brussels-Leuven-Liège (exit 23a Haasrode Research). There is also a restaurant with a terrace in building A of the campus.

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 : GREENHILL - Invest 278 m<sup>2</sup> - D1.1)

## Contact



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Non contractual document

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