

GREENHILL D - Invest 532 m² - 2nd floor



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 ² to 532 m ²
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 532 m ² - 2nd floor
Address	Interleuvenlaan 15 D 3001, Leuven
Sales price	920.000 €
Type of units	Offices
Total surface area (m ²)	532 m ²
Floor	2
Available	at the contract
Number of indoor parking(s)	5
Number of outdoor parking(s)	5
Gross yield (%)	7,50
Yearly income	68.704 €
Type of lease agreement	3-6-9
Start of lease agreement	01/09/2023
Break	31/08/2026
Break	31/08/2029
End of lease agreement	31/08/2032
Business activity of tenant	Belgian company active in predictive and prescriptive maintenance technologies.
Elevator	Yes
Kitchen	Yes

Description

Great investment opportunity !

****UNDER AGREEMENT**** - Office building located on the right side of the Greenhill Campus in Haasrode.

This building is 1,606m² in size and has a ground floor and 2 floors. Units D2.1 + D2.2 + D2.3 (532m²) occupy the entire second floor and it is rented by a Belgian company that offers predictive and prescriptive maintenance technologies.

Start of rental agreement: 01.09.2023 - End: 31.08.2032 - Breaks: 31.08.2026 and 31.08.2029. Annual rent: €68,704. 5 indoor, 5 outdoor parking spaces and 48m² of archives included.

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. EPB in progress.

For more information, please contact our representative Peter De Waele on 0473/38.02.92 or by email (pdw@growners.be). (Ref : GREENHILL CAMPUS D – Invest 532 m² – 2nd floor)

Contact



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Non contractual document

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