

GREENHILL F - Invest 790 m² - Ground fl. + F.1.2



Characteristics of the property

Name	GREENHILL CAMPUS F
Address	Interleuvenlaan 15 F
Town	3001 Leuven
Flood zone	not located in a flood zone
Year of construction	1999
Price range	From 221.250 € to 1.150.000 €
Surface area range	From 177 m ² to 790 m ²
Number of floors	3
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 F - Invest 790 m ² - Ground fl. + F.1.2
Address	Interleuvenlaan 15 F 3001, Leuven
Sales price	1.150.000 €
Type of units	Offices
Total surface area (m ²)	790 m ²
Floor	0+1
Available	at the contract
Number of indoor parking(s)	3
Number of outdoor parking(s)	7
Gross yield (%)	7,00
Yearly income	79.995 €
Type of lease agreement	6-9
Start of lease agreement	01/10/2023
Break	30/09/2029
End of lease agreement	30/09/2032
Business activity of tenant	Company active in measurement technology
EPB (kWh/m ² /year)	196
EPB (class)	X (undefined)
Elevator	Yes
Kitchen	Yes

Description

**** DIRECT FROM THE OWNER **** - Office building located on the right side of the GreenHill Campus.

This building is 1,808 m² in size and has a ground floor and 3 upper floors.

It concerns the whole ground floor (F0.1 + F0.2) and part of the first floor (F1.2), is 790 m² in size, and is rented by a company active in measurement technology and is part of a large global group. The tenant is present in the building since 01.09.2014.

Start of lease addendum: 01.10.2023. End of lease: 30.09.2032. Break : 30.09.2029. Annual rent: 79,595€. 86 m² archives, 7 outdoor parking spaces and 3 indoor parking spaces are included. Gross return: 7%.

These offices are equipped with a lowered ceiling with integrated light fixtures, cable duct along the facades, air conditioning 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). (Ref : GREENHILL F – Invest 790 m² – F01 + F02 + F12)

Contact



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Non contractual document

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