

GREENHILL H - Invest 1.808 m² - Total building



Characteristics of the property

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|----------------------|---|
| Name | GREENHILL CAMPUS H |
| Address | Interleuvenlaan 15 H |
| Town | 3001 Leuven |
| Flood zone | not located in a flood zone |
| Year of construction | 1999 |
| Price range | From 633.750 € to 2.300.000 € |
| Surface area range | From 457 m ² to 1.808 m ² |
| Number of floors | 3 |
| Unit(s) type | Offices, Archives |
| Soil certificate | Yes |
| Asbestos inventory | Received |
| Elevator | Yes |
| Air conditioning | Yes |
| Indoor parking | Yes |
| Outdoor parking | Yes |

Property features

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|--------------------------------------|--|
| Reference | GREENHILL H - Invest 1.808 m ² - Total building |
| Address | Interleuvenlaan 15 H 3001, Leuven |
| Sales price | 2.300.000 € |
| Type of units | Offices |
| Total surface area (m ²) | 1.808 m ² |
| Floor | +0+1+2+3 |
| Available | at the contract |
| Number of indoor parking(s) | 4 |
| Number of outdoor parking(s) | 2 |
| Gross yield (%) | 9,16 |
| Yearly income | 210.600 € |
| Type of lease agreement | 3-6-9 |
| Start of lease agreement | 01/04/2022 |
| Break | 31/03/2025 |
| Break | 31/03/2028 |
| End of lease agreement | 31/03/2031 |
| Business activity of tenant | Company active in medical technology - Vacant area of 1.351 m ² |
| EPB (kWh/m ² /year) | 196 |
| EPB (class) | X (undefined) |
| Elevator | Yes |
| Kitchen | Yes |
| Soil certificate | Yes |

Description

! Great investment opportunity !

****DIRECTLY FROM THE OWNER**** - Office building H of the GreenHill Campus is 1,808 m² in size and has a ground floor and 3 floors.

The entire ground floor of 457m² and 67m² of underground archive space is rented by a company active in medical technology (development, manufacture and sale of joint prostheses). 2 outdoor and 4 indoor parking spaces are included. Start of lease : 01.04.2022. End of lease : 31.03.2031. Breaks : 31.03.2025 and 31.03.2028.

Overage rental income : 62,000€. 72,000€ = to be indexed rental income from 01-04-2025.

The entire 1st (507m²), 2nd (507m²) and 3rd floor (337m²) are still available for rent.

Overage rental income : 62,000€/year (excl.charges) + expected rental income on the vacant units (148,600€/year) = 210,600€/y. Gross return : 9,16% (incl. vacant units).

Additional parking possible: outside at 5,000€/parking and inside at 7,000€/parking.

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 (4 (Haasrode-Leuven-Herent) and 630 (Haasrode-Leuven Station-Wijgmaal)). The GreenHill Park is easily accessible by car and is less than 5 minutes from the E40 Brussels-Leuven-Liège (exit 23a Haasrode Research). There is also a restaurant with a terrace at the Park.

For more information, please contact our representative Peter De Waele on 0473/38.02.92 or by email (pdw@growners.be). (Ref : GREENHILL CAMPUS H - Invest 1.808 m² - Total building)

Contact



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Non contractual document

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