

ORION - Invest 5.605 m² - Total building



Characteristics of the property

| | |
|----------------------|---|
| Name | ORION |
| Address | Belgicastraat 13 |
| Town | 1930 Zaventem |
| Year of construction | 2002 |
| Price range | From 710.000 € to 5.000.000 € |
| Surface area range | From 591 m ² to 5.605 m ² |
| Number of floors | 3 |
| Unit(s) type | Offices, Mixed spaces, Archives |
| Soil certificate | Yes |
| Elevator | Yes |
| Heating type | Gas |
| Air conditioning | Yes |
| Indoor parking | Yes |
| Outdoor parking | Yes |

Property features

| | |
|--------------------------------------|---|
| Reference | ORION - Invest 5.605 m ² - Total building |
| Address | Belgicastraat 13 1930, Zaventem |
| Sales price | 5.000.000 € |
| Type of units | Offices |
| Total surface area (m ²) | 5.605 m ² |
| Archives surface (m ²) | 229 m ² |
| Floor | -1 -> 3 |
| Available | at the contract |
| Access control | Yes |
| Number of indoor parking(s) | 85 |
| Number of outdoor parking(s) | 15 |
| Gross yield (%) | 10,44 |
| Yearly income | 521.864 € |
| Business activity of tenant | 3 different tenants - Vacant area of 2.124 m ² |
| EPB (kWh/m ² /year) | 396 |
| EPB (class) | (X) undefined |
| Elevator | Yes |
| Toilets | shared |

Description

The 5,605 m² "Orion" office building is located in the green Astra Gardens business park in Zaventem. This "stand-alone" and full ownership building offers offices on -1, ground floor and 3 floors. The 839m² basement is available for rent. The entire ground floor (1,145m²) is let to 2 tenants. A tenant present since 2018 occupying 684m² including 8 indoor and 5 outdoor park. is active in cybersecurity and technological integration. A new amendment taking effect on 01.07.2023 has been concluded for the occupation of a larger area. Start of lease : 01.02.2018. End : 30.06.2032. Breaks: 30.06.2026 and 30.06.2029. Annual rent: €57,101. The other tenant (461m² + 4 indoor park.) is active in the publishing sector. His lease starts on 01.02.2021 and ends on 31.01.2030. Break: 31.01.2027. Annual rent: €27,857.

A single tenant active in the automotive sector occupies part of the 1st and 2nd floors as well as the entire 3rd floor. Lease 1 : On the 1st floor, our tenant occupies 464 m² (on 1.158 m²) including 10 indoor park., 1 outdoor park. and 1 archive of 77 m². Start of the lease: 01.10.2019. End : 30.09.2028. Break: 30.09.2025. Annual rent: €41,648. Lease 2 : He rents 640 m² (on 1.231 m²) on the second floor and the entire 3rd floor (1,232 m²). 34 inside park., 3 outside park. and 3 archives (37 m² at -1, 21 m² and 18 m² at -2) are included. Start of lease: 01.10.2018. End: 30.09.2030. Break : 30.09.2026. Annual rent: €192,111.

Orion's total rental area is: 5,605 m² (excl. archives). The total leased area is 3,480 m². 2,125 m² are available for rent. Rental income = €521,864 (current indexed rental income = €318,717/year – excluding charges + expected rental income on the vacant units = €203,147/year). 85 indoor park. (56 rented) and 15 outdoor park. (9 rented).

Selling price : 5,000,000€. Gross return: 10.44% (incl. vacant units).

Orion is close to the Brussels Ring (exit n°3 "Zaventem Henneaulaan"), Boulevard de la Woluwe and Brussels International Airport. Diegem station (RER/GEN), bus stop "De Lijn" (Brussels-Vilvoorde-Mechelen) and the F3 cycle highway (Brussels-Leuven) are within walking distance.

For more information, please contact our representative Peter De Waele on 0473/38.02.92 or by email (pdw@growners.be). (Ref : ORION - Invest Building)

Contact



Peter De Waele

Investment & Sales Advisor

pdw@growners.be

+32 473 38 02 92

Non contractual document

GROWNERS S.A.

Ch. de Louvain 431F

B-1380 Lasne

+32 2 357 33 10

info@growners.be

BE0860.002.790

