

## RIVERSIDE - G / Invest 866 m<sup>2</sup> - Units L1.1 + L2.1



### Characteristics of the property

Name	RIVERSIDE - G
Address	Boulevard International 55 / G
Town	1070 Anderlecht
Flood zone	not located in a flood zone
Year of construction	1990
Price range	From 700.000 € to 1.580.000 €
Surface area range	From 585 m <sup>2</sup> to 866 m <sup>2</sup>
Number of floors	2
Unit(s) type	Offices, Mixed spaces
Soil certificate	Yes
Elevator	Yes
Heating type	Gas
Air conditioning	Yes
Access control	Yes
Outdoor parking	Yes

## Property features

Reference	RIVERSIDE - G / Invest 866 m <sup>2</sup> - Units L1.1 + L2.1
Address	Boulevard International 55 / G 1070, Anderlecht
Sales price	1.580.000 €
Type of units	Offices
Total surface area (m <sup>2</sup> )	866 m <sup>2</sup>
Floor	1+2
Available	at the contract
Number of outdoor parking(s)	25
Gross yield (%)	7,02
Yearly income	110.963 €
Type of lease agreement	6-9
Start of lease agreement	01/09/2021
Break	31/08/2027
End of lease agreement	31/08/2030
Business activity of tenant	Company active in the online vehicle trading sector
EPB (kWh/m <sup>2</sup> /year)	240
EPB (class)	C-
Elevator	Yes
Kitchen	Yes
Toilets	shared

## Description

**\*\*DIRECTLY FROM OWNER\*\*** - Modern office building located in the Riverside Business Park in Anderlecht with 585m<sup>2</sup> offices on the first floor and 281m<sup>2</sup> on the second floor. Equipped with double glazing and aluminum windows and partly with air conditioning, carpet, lowered ceiling, raised floor and cable ducts. Common kitchenette available. Leased to a single tenant active in the advertising/marketing sector. Annual rent: 110.963€. 25 outdoor parking spaces included. Gross yield: 7%. Start 6/9 years lease : 01.09.2021. Break: 31.08.2027.

This Park is located near the Ring (exit 17), a breath from Brussels, and within walking distance you will find the Train (Vorst-Zuid). There is a shuttle service to and from Brussels South train station. Metro 1B Het Rad is within walking distance. (Ref : Riverside Business Park G – Invest – L1.1 + L2.1)

## Contact



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Non contractual document

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