



INVEST

3T ESTATE | Building A Vilvoorde

GROWNERS

OWN YOUR PLACE, GROW YOUR BUSINESS

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OUR CORE BUSINESS

Purchase office buildings, industrial and logistic spaces.
Create smaller units for sale, investment and long term lease.

OPPORTUNITIES FOR SME's

Own your own space at lease cost.
Flexible spaces to meet your expectations and changing needs.

OUR PROPERTY PORTFOLIO

A varied offering of professional spaces for sale, investment or long term lease.
A choice of surface areas ranging from 50 m² to 10.000 m².

EXTRAORDINARY OPPORTUNITY FOR INVESTORS

Safe investments with a high potential yield (excluding capital gains).
An opportunity for diversification and expansion of your property portfolio.



DESCRIPTION

This beautiful office building is well situated and part of a high quality office park near to the ring road of Brussels (E 19) and within walking distance of Vilvoorde train station and De Lijn bus stops.

This building has a lot of outdoor parking spaces.

ADDRESS

Luchthavenlaan 25 A
1800 Vilvoorde

PURCHASE PRICE

1.950.000 € (excl.acquisition costs)

RENTAL INCOME

189.082 €/ year

SURFACE/ UNIT TYPE

1.763 m² offices (2nd floor)
5 external parkings



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Close to the Brussels Ring road R0 & E19



2 minutes walk to a De Lijn bus stop alte Lines:

225 **683** **820** **821**



12 minutes walk to the Vilvoorde station



Bike route F20 Halle-Brussels



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INVEST | 3T ESTATE - BUILDING A | 1.763 m² | 1.950.000 €

TENANT

A leading medical software provider (connecting care providers, patients and stakeholders to one other)

	SURFACE Gross m ²
Offices	1.763 m ² (L2.1 to L2.7)

External parkings	5
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Common charges and taxes paid by the tenant

	LEASE AGREEMENT
Start	15/03/2020
Type	6-9 years
End	14/03/2029
Next break	14/03/2026
Parking spaces	included
INDEXED RENTAL INCOME Excluding charges	189.081,93 €/ year

ASSET DEAL

Price: 1.950.000 € - Gross yield: 9,70 %
Excluding acquisition costs

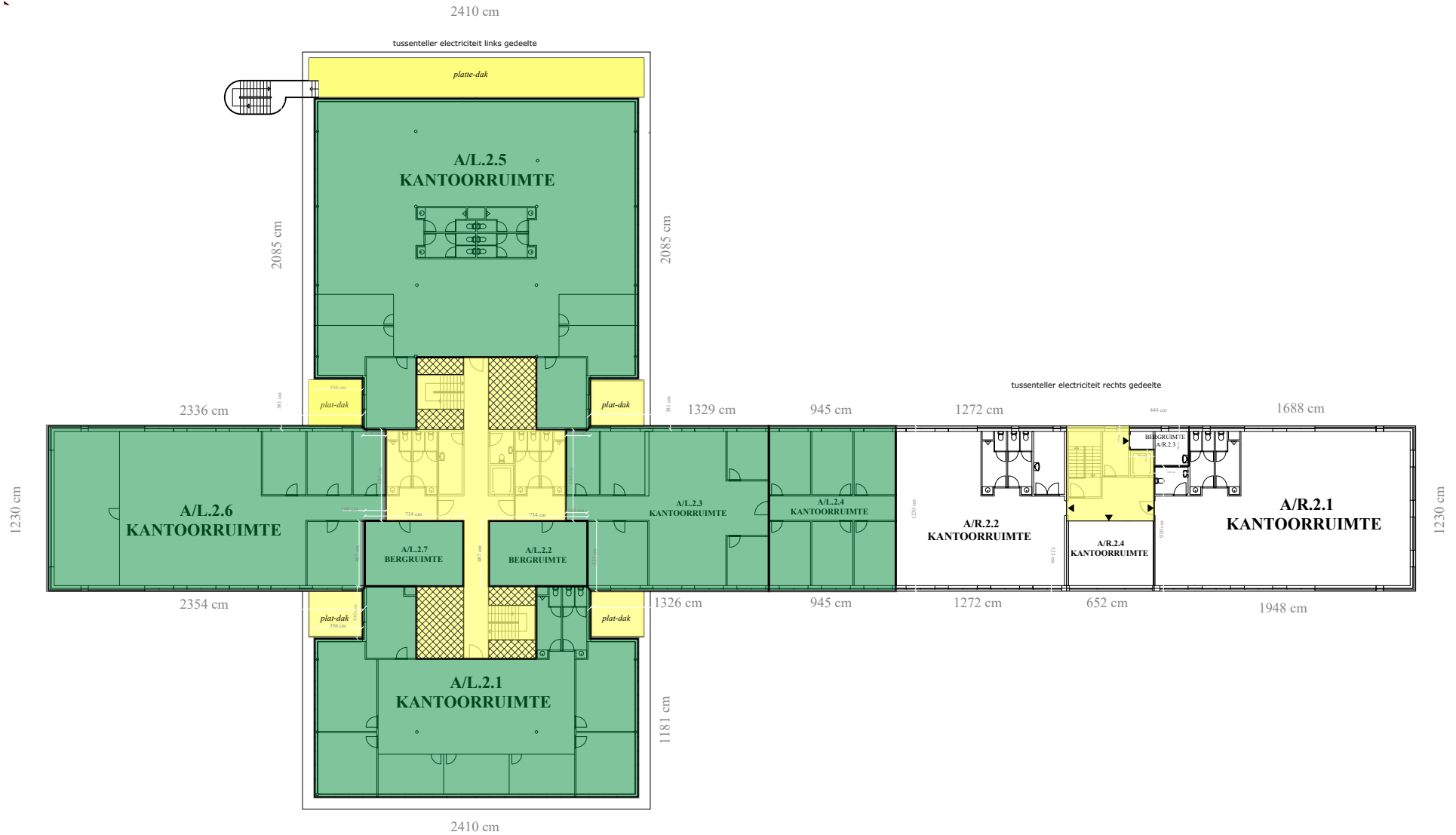
EPB : X (undefined) - 175 kWhprim/m²/y

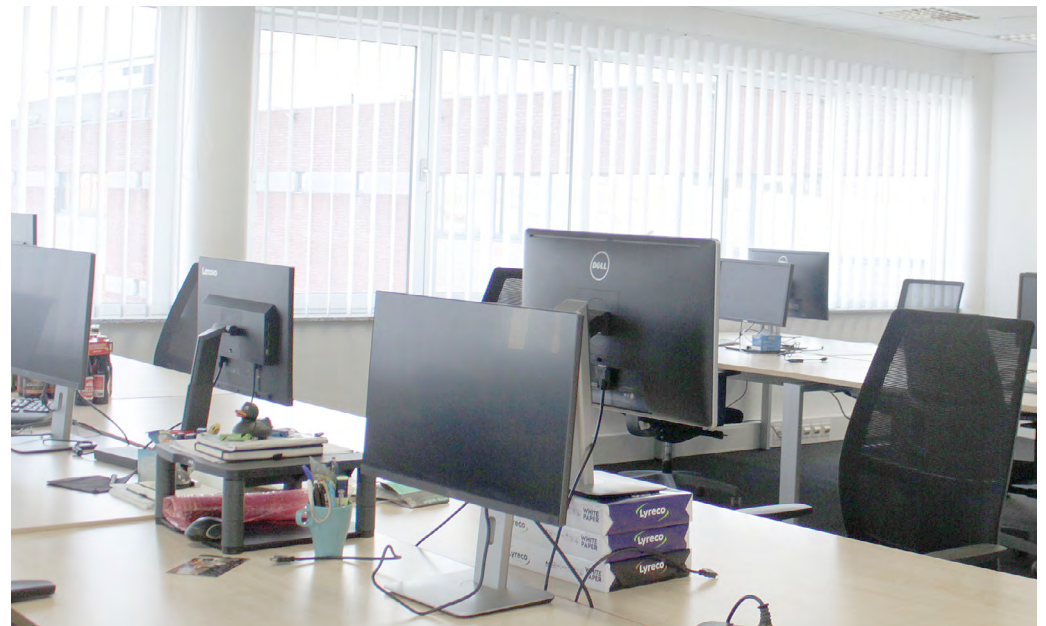


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PLAN | 3T BUILDING A | 1.763 m² | FLOOR 2





OTHER INVEST OPPORTUNITIES

BRUSSELS 7/1

SOLD 38 % | RENTED 62 %



RIVERSIDE D-E-H-K

SOLD 24 % | RENTED 23 %



AMADEUS 4-8

SOLD 17 % | RENTED 83 %



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Interested?



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www.growners.be

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