



INVEST

Amadeus Square 4 & 8

Drogenbos

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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

Great investment opportunity.
Modern office building located in Amadeus Square Business Park in Drogenbos consisting of a ground floor and two floors.
Possibility of offices and storage.
Ground floor equipped with a sectional door.

Amadeus Square 4 : asbestos inventory received.

ADDRESS

W.A. Mozartlaan 4 & 8
1620 Drogenbos

PURCHASE PRICE

From 1.460.000 € to 2.900.000 €

SURFACE AREA RANGE

756 m² > 2.199 m²

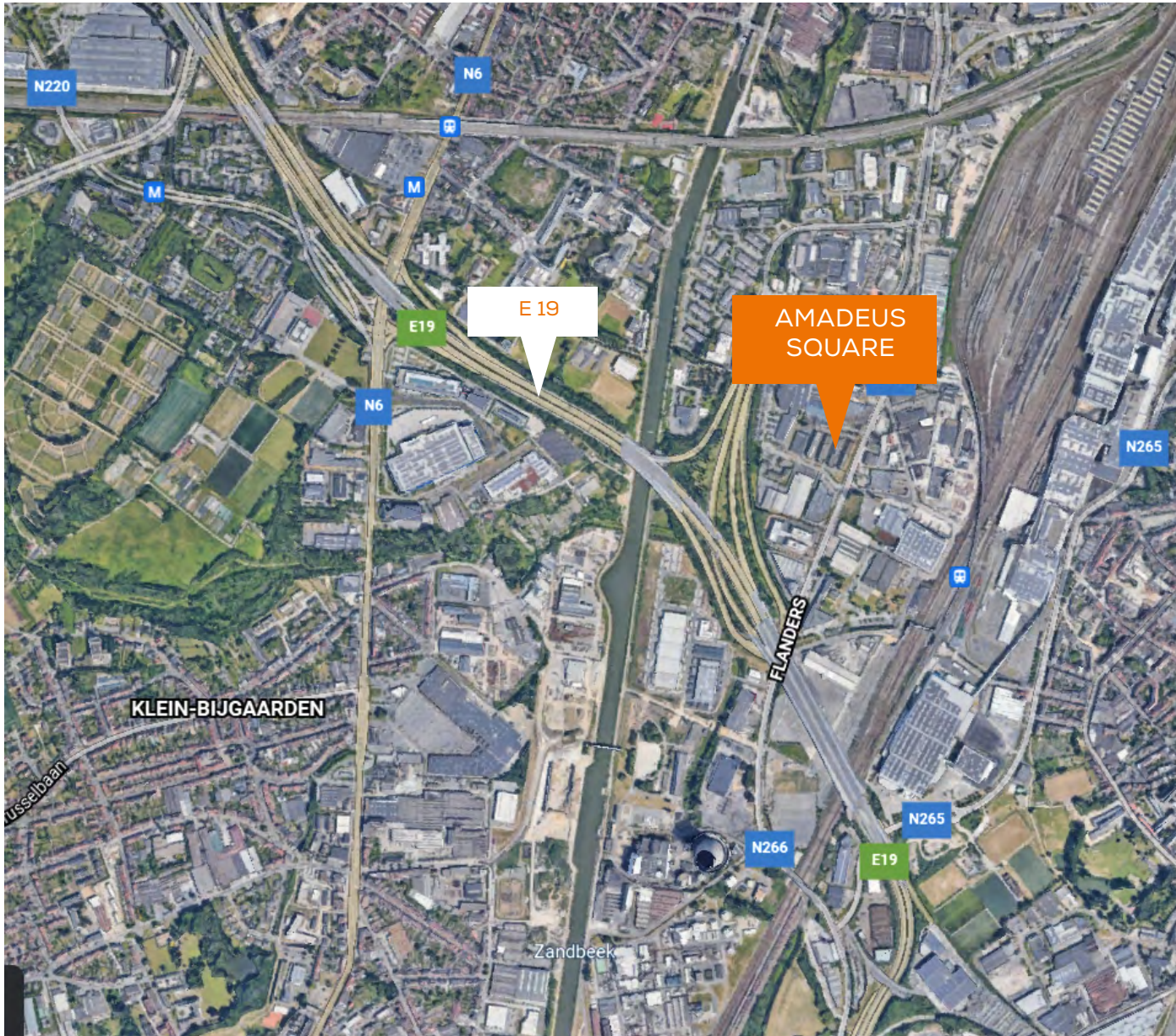
UNIT TYPE

Offices & storage



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1.5 km from the Brusselse Ring road Exit 17



6 minuten walk to the Forest-South station



1 minue walk to a De Lijn & STIB/MIVB bus stop

78 98 153 154 155 810



Bike route F20 Halle-Brussels



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AT A GLANCE

2.856 m² **offices** + 99 m² **storage**

75 parking spaces

Close to the center of Brussels. South West of Brussels

Direct proximity to the Brussels ring road (exit 17)

Excellent accessibility by public transport:
train (Forest-Midi-Zuid) and tram/bus (Max Waller)

INVESTMENT OPPORTUNITIES

Amadeus 4

1.460.000 €

13 external parking spaces

Amadeus 8

2.900.000 €

62 external parking spaces



TENANT — High-tech company that produces equipment for the steel industry

	SURFACE Gross m ²
Offices	Ground floor: 338 m ² (K02)
Offices	1 st floor: 418 m ² (K12)
TOTAL	756 m²
External parkings	13

	LEASE AGREEMENT
Start	01/09/2015
Period	9-year lease extended in 2023 by 3 y. and 4 m.
End	31/12/2027
INDEXED RENTAL INCOME Excluding charges	105.377 €/ year

Common charges and taxes paid by tenant

ASSET DEAL

Price: **1.460.000 €** – Gross yield: **7,21 %**
Excluding acquisition costs

EPB in progress



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INVEST | AMADEUS 8 | 2.199 m² | 2.900.000 €

TENANT — Automotive parts distributor

	SURFACE Gross m ²
Offices	Ground floor: 557 m ² (8/KO.1+KO.2)
Storage	Ground floor: 99 m ² (8/KO.1)
Offices	1 st floor: 759 m ² (8/K1.1+K1.2)
Offices	2 nd floor: 784 m ² (8/K2.1+K2.2)
TOTAL	2.199 m²

External parkings	62
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	LEASE AGREEMENT
Start	01/01/2019
Period	9 years
End	31/12/2027
Next break	31/12/2024
INDEXED RENTAL INCOME Excluding charges	252.854 €/ year

ASSET DEAL

Price: **2.900.000 €** - Gross yield: **8,72 %**
Excluding acquisition costs

EPB in progress



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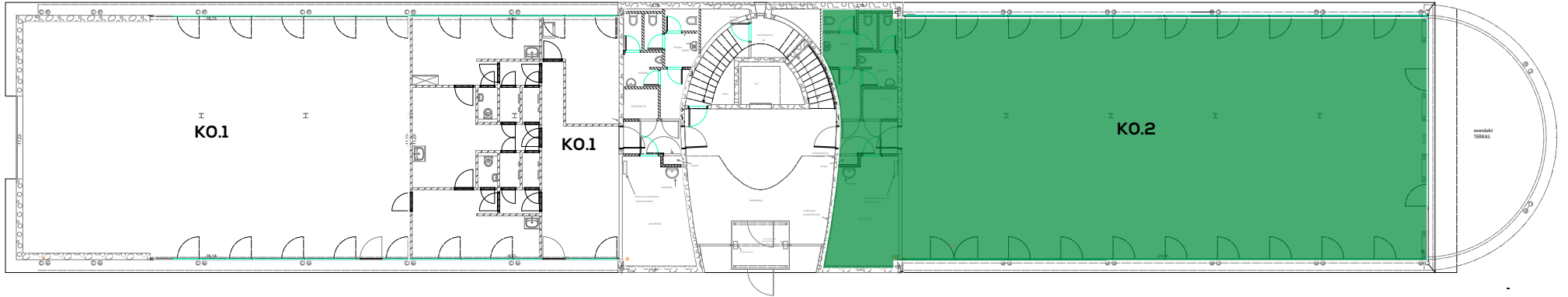
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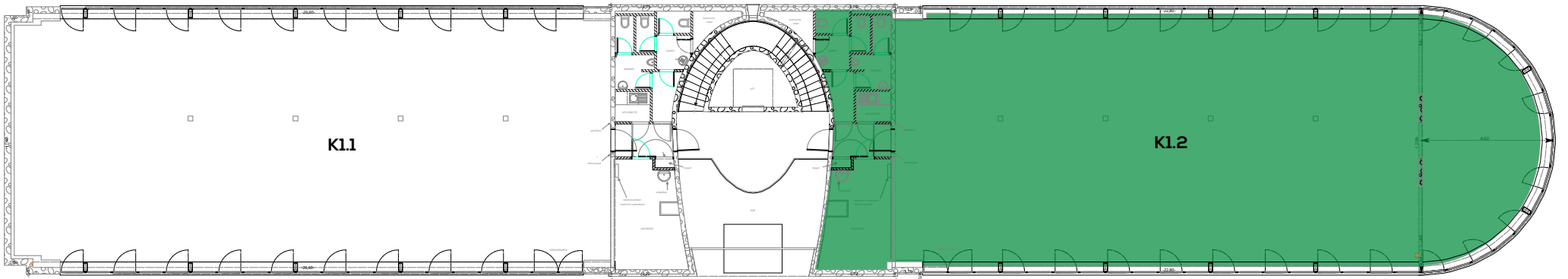
GROWNERS
OWN YOUR PLACE. GROW YOUR BUSINESS

PLAN | AMADEUS 4 | FLOORS 0 & 1

FLOOR 0

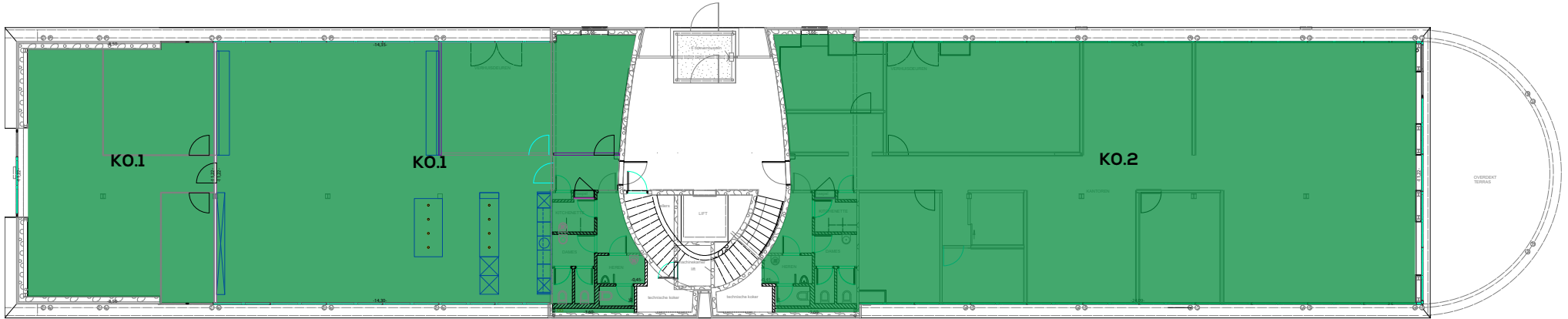


FLOOR 1

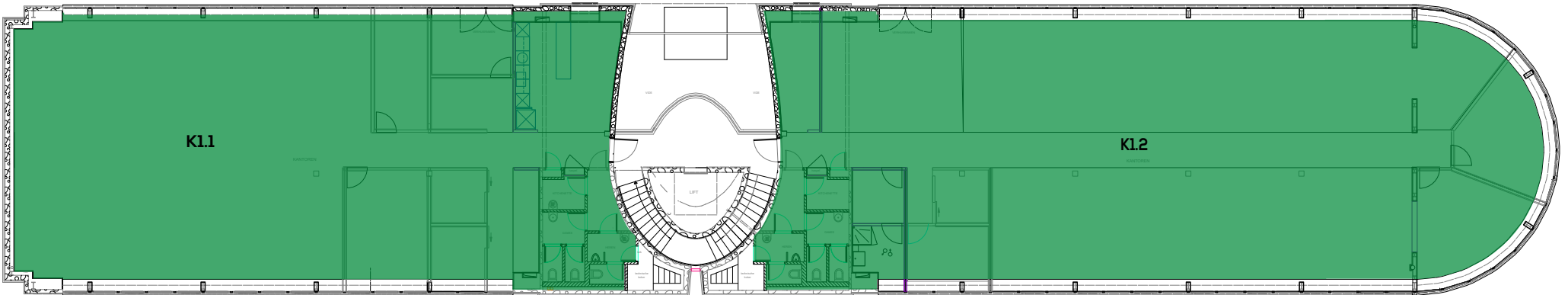


PLAN | AMADEUS 8 | FLOORS 0 & 1

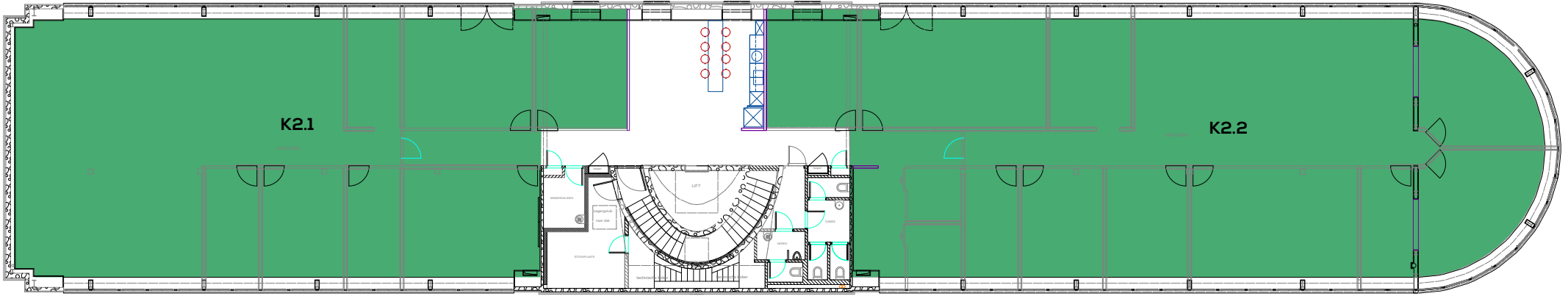
FLOOR 0



FLOOR 1



FLOOR 2





CONNEXION PARK A → E
RENTED 48 %



RIVERSIDE
SOLD 67 % | RENTED 21 %



WOP O
COTTON GROUP - RO.1+R1.1+A1
RENTED 100 %



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**Geïnteresseerd?
Interessé(e)?**



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Visit our website
www.growners.be