



INVEST

Brussels 7 | I
Strombeek

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OUR CORE BUSINESS

Purchase office buildings, industrial, commercial 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

These modern offices are well located (bus stop, ring road E19 / E40) in a business park at Strombeek.

The bright offices guarantee a pleasant and comfortable work atmosphere all year long.

Indoor and outdoor parking spaces are available.

ADDRESS

Nijverheidslaan 3-5
1853 Grimbergen (Strombeek-Bever)

PURCHASE PRICE

From 2.125.000 € to 2.600.000 €
(excl. acquisition costs)

RENTAL INCOME

169.276 € - 236.289 €/year

SURFACE/ UNIT TYPE




Offices - archives - storage



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-  close to the Brussels ring road (E19/E40)
-  walking distance from public transport (De Lijn bus stops)
- 



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BRUSSELS 7/1 | 1.246 m² | 2.125.000 €

TENANT — Well known worldwide operational tenant (high-end kitchen appliances)

	SURFACE Gross m ²
Offices	2 nd floor (L2.1+R2.1+R2.2+R2.6) 1.246 m ²
Archives	-1 floor (A-1.3) : 12 m ² 3 rd floor (A3.1) : 80 m ²
External parkings	17
Internal parkings	17

	LEASE AGREEMENT
Start	01/12/2023
Type	5 years
End	31/12/2028
Parking spaces	included

RENTAL INCOME 169.276 €/ year
Excluding charges

Common charges and taxes paid by the tenant

ASSET DEAL

Price: **2.125.000 €** - Gross yield: **8 %**
Excluding acquisition costs

EPB (class) : (X) undefined – 162 kWhprim/m²/year.
Asbestos inventory : received.



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BRUSSELS 7/1 | 1.469 m² | 2.600.000 €

TENANT — Well known worldwide operational tenant (Home-Kitchen-and Wash appliances)

	SURFACE Gross m ²
Offices	Ground floor (RO.1+LO.1) : 1.469 m ²
Archives	-1 floor (A-1.2) : 30 m ²
Storage	-1 floor (A-1.1) : 280 m ²
External parkings	13
Internal parkings	22

	LEASE AGREEMENT
Start	01/12/2023
Type	3 years
End	31/12/2026
Parking spaces	included
RENTAL INCOME Excluding charges	236.289 €/ year

Common charges and taxes paid by the tenant

ASSET DEAL

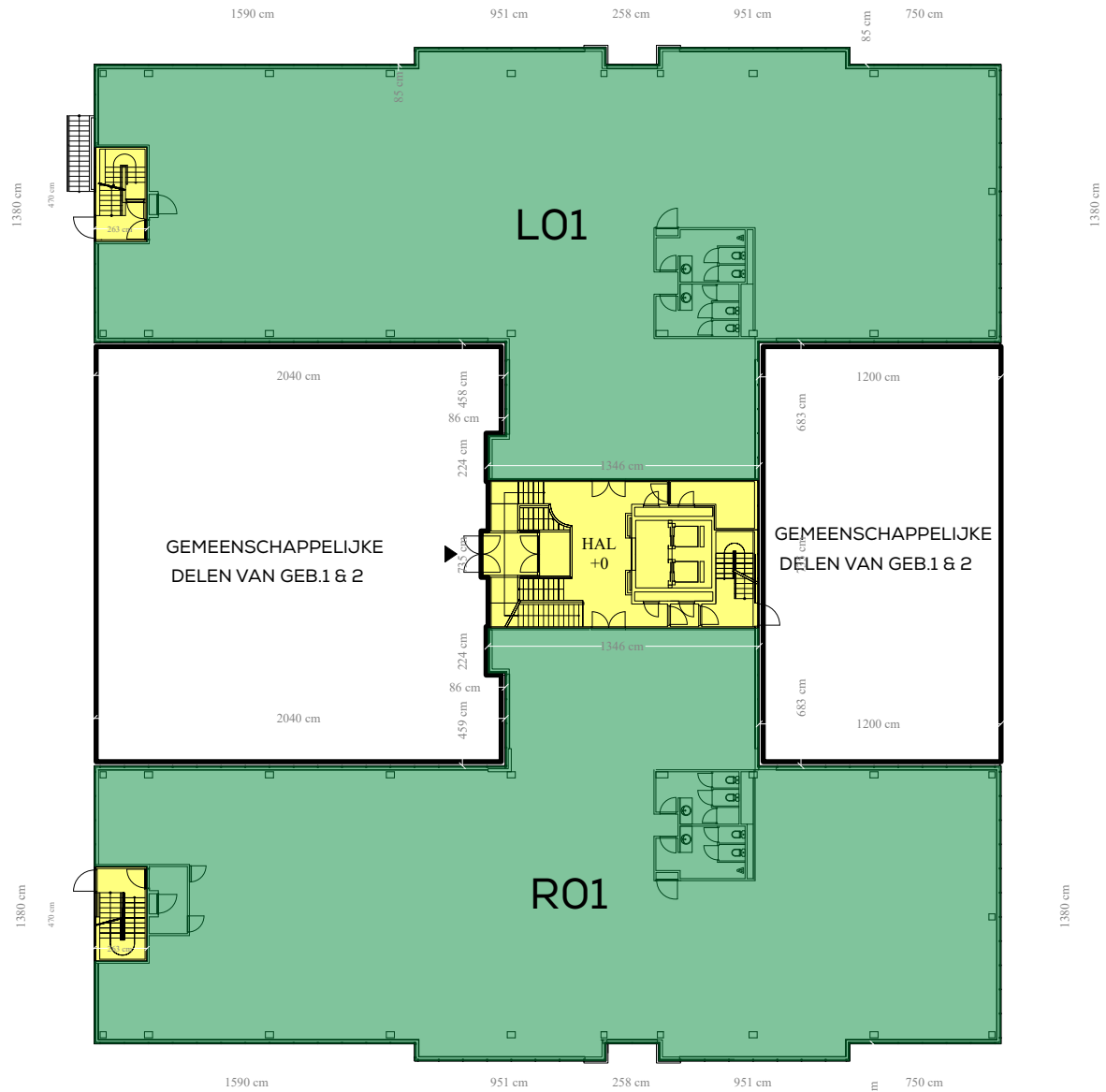
Price: **2.600.000 €** - Gross yield: **9 %**
Excluding acquisition costs

EPB (class) : (X) undefined – 162 kWhprim/m²/year.
Asbestos inventory : received.

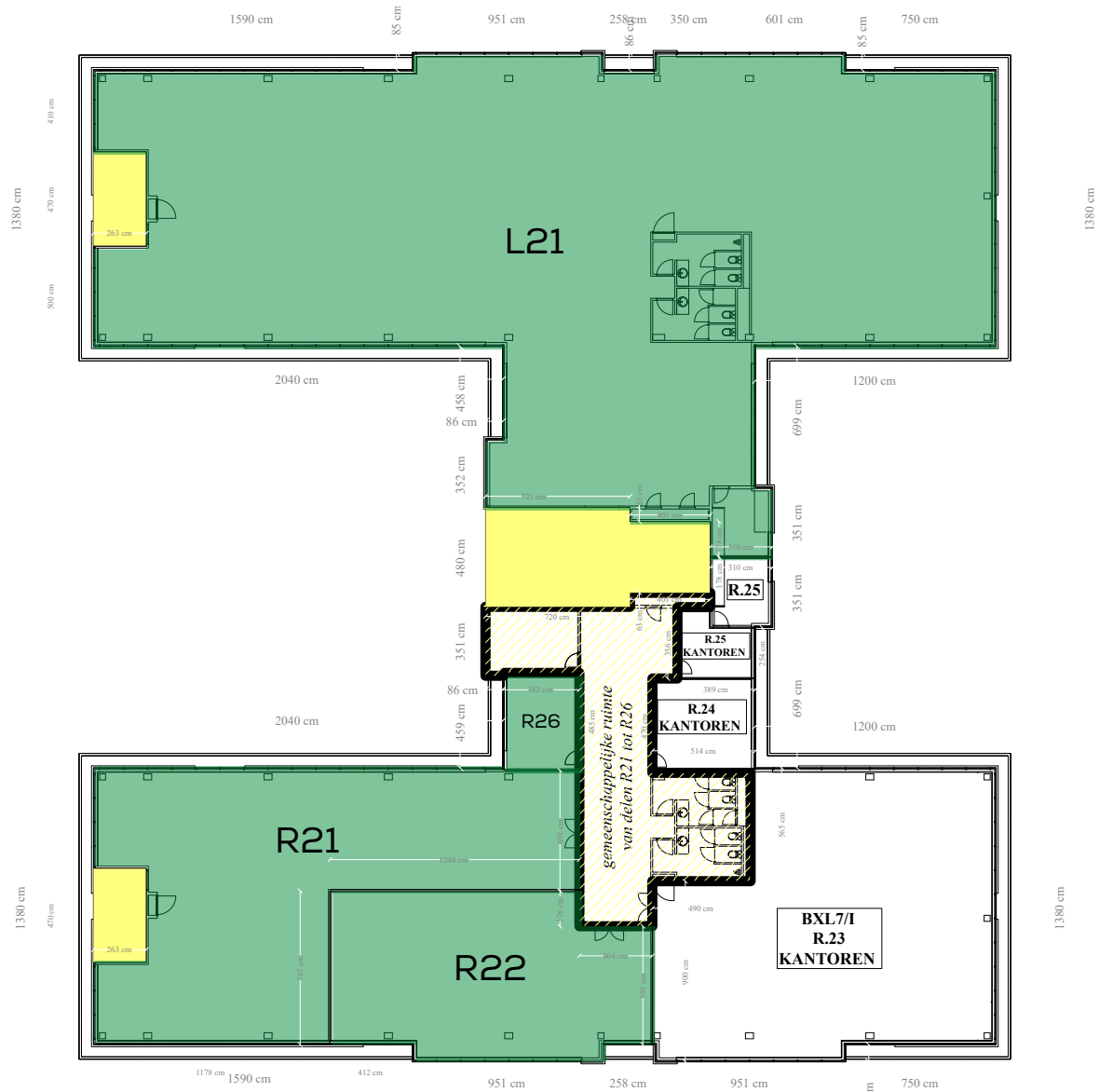


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PLAN | BRUSSELS 7/I | FLOOR 2





RIVERSIDE

SOLD 67 % | RENTED 21 %



AMADEUS 4-8

SOLD 17 % | RENTED 83 %



3T ESTATE - 25A1

SOLD 47 % | RENTED 32 %



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Interested?



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