



RIVERSIDE BUSINESS PARK

INVEST

RIVERSIDE BUSINESS PARK

Anderlecht



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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

Riverside Business Park is an established business location near Brussels and situated next to the «exit 17» on the southern Brussels ring highway.

This exceptional location with an easy access (by car, train and public transport) and many parking facilities in the vicinity make this an ideal spot for a business location. Several well known international brands have their home base here.

ADDRESS

Internationalelaan/ Boulevard
International 55
1070 Anderlecht

PURCHASE PRICE

From 750.000 € to 3.600.000 €

SURFACE AREA RANGE

From 467 m² to 2.000 m²

UNIT TYPE

Offices
Mixes spaces



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AT A GLANCE

23.625 m² **offices** + 3.306 m² **storage**

728 parking spaces

Close to the center of Brussels. West side of Brussels

Next to the Brussels ring road, exit 17

Private shuttle service to Brussels South train station



ACCESS



350 m from the Brussels ring road
Exit 17



Free shuttle service mornings & evenings
from and to the Brussels South station



8 minutes walk from different De Lijn &
Stib/Mivb bus stops

78 98



15 minutes from the metro station
La Roue - line 5 Hermann-Debroux/Erasme



Bicycle highway **F20 Halle-Brussels**



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D

E

K

J

I

H

F

G

L

INVESTMENT OPPORTUNITIES

Riverside - D	987 m ²	25 ext. parking spaces
Riverside - E	525 m ²	13 ext. parking spaces
Riverside - F	924 m ² + 525 m ² + 525 m ²	24 + 20 + 20 ext. parking spaces
Riverside - G	804 m ² + 866 m ²	35 + 25 ext. parking spaces
Riverside - J	2.000 m ²	56 ext. parking spaces
Riverside - K	467 m ²	13 ext. parking spaces



EPB		
Riverside D - 1 & 2 Floors	C-	238 kWh _{EP} /m ² /year
Riverside F - Building	C	204 kWh _{EP} /m ² /year
Riverside G - Building	C-	240 kWh _{EP} /m ² /year
Riverside J - Building	D+	260 kWh _{EP} /m ² /year

RIVERSIDE D | 987 m² | 1.600.000 €

FLOOR	UNIT	TENANT	SURFACE m ²	PARKING INCLUDED	START	END	NEXT BREAK	RENTAL INCOME
0	D/LO.1	Company specializing in the field of protection of property and people	462	15	01/10/2021	14/08/2029	14/08/2025	75.441 €
1	D/L1.1		525	10				78.719 €

987 m² 25 park.

INDEXED RENTAL INCOME 154.160 €/year
excluding charges

ASSET DEAL

Price: 1.600.000 € – Gross yield: 9,64 %

Excl. acquisition costs



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RIVERSIDE E | 525 m² | 850.000 €

TENANT

Global publisher of engineering software dedicated to the design, construction and operation of factories, ships and offshore platforms.

	SURFACE Gross m ²
Offices	1 st floor: 525 m ² (E/L1.1)
External parkings	13

Common charges and taxes paid by the tenant

	LEASE AGREEMENT
Start	01/12/2017
Type	9 years
End	30/11/2026

INDEXED RENTAL
INCOME

Excluding charges

77.732 €/ year

ASSET DEAL

Price: **850.000 €** – Gross yield: **9,14 %**
Excl.acquisition costs



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RIVERSIDE F | 525 m² | 990.000 €

TENANT Interim- and selection agency

	SURFACE Gross m ²
Offices/ multipurpose	1st floor: 525 m ² (F/R1.1)
External parkings	20

	LEASE AGREEMENT
Start	01/01/2024
Type	6-9
Next break	31/12/2029
End	31/12/2032

INDEXED RENTAL INCOME

86.026 €/ year*

*Excluding charges and without taking into account any free rent still in effect at the time of acquisition

Common charges and taxes paid by the tenant

ASSET DEAL

Price: 990.000 € - Gross yield: 8,69 %
Excl.acquisition costs



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TENANT The largest private cruise company in the world.

	SURFACE Gross m ²
Offices/ multipurpose	1st floor: 525 m ² (F/L1.1)
External parkings	20 (+ 5 precarious)

Common charges and taxes paid by the tenant

	LEASE AGREEMENT
Start	01/11/2018
Type	6-9
End	31/10/2027
Next break	31/10/2024
INDEXED RENTAL INCOME 91.420 €/ year* <small>*Excluding charges and without taking into account any free rent still in effect at the time of acquisition</small>	

ASSET DEAL

Price: **1.050.000 €** – Gross yield: **8,70 %**
Excl. acquisition costs



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RIVERSIDE F | 924 m² | 1.930.000 €

TENANT

Leader of outsourced services to companies (facility management, cleaning and cleanliness, technical maintenance, catering, reception and hospitality, energy management, landscaping, security and safety).

	SURFACE Gross m ²
Offices/ multipurpose	Ground floor: 924 m ² (F/LO.1 + RO.1)
External parkings	24

Common charges and taxes paid by the tenant

	LEASE AGREEMENT
Start	01/07/2017
Type	10 years 2m/ 11 years 9m
End	23/03/2029
Next break	31/08/2027
INDEXED RENTAL INCOME <small>*Excluding charges</small>	150.379 €/ year*

ASSET DEAL

Price: 1.930.000 € - Gross yield: 7,79 %
Excl. acquisition costs



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RIVERSIDE G | 804 m² | 1.400.000 €

TENANT

Chemical distributor

	SURFACE Gross m ²
Offices/ multipurpose	Ground floor: 523 m ² (G/R0.1 + R0.2)
Offices	2 nd floor: 281m ² (G/R2.1)
TOTAL	804 m²
External parkings	35

Common charges and taxes paid by the tenant

	LEASE AGREEMENT
Start	01/05/2021
Type	3/6/9 years
End	30/04/2030
Next break	30/04/2027
INDEXED RENTAL INCOME 104.190 €/ year*	
*Excluding charges	

ASSET DEAL


Price: **1.400.000 €** - Gross yield: **7,44%**
Excl.acquisition costs



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RIVERSIDE G | 866 m² | 1.580.000 €

TENANT  The largest online market for the vehicle trade

	SURFACE Gross m ²
Offices	1 st floor: 585 m ² (G/L1.1)
Offices	2 nd floor: 281 m ² (G/L2.1)
External parkings	25

Common charges and taxes paid by the tenant

	LEASE AGREEMENT
Start	01/09/2021
Type	6-9 years
End	31/08/2030
Next break	31/08/2027

**INDEXED RENTAL
INCOME**
*Excluding charges

110.963 €/ year*

ASSET DEAL

Price: 1.580.000 € - Gross yield: 7 %
Excl. acquisition costs



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RIVERSIDE J | 2.000 m² | 3.600.000 €

TENANT — Wholesale of pharmaceutical products

	SURFACE Gross m ²
Offices	Ground floor: 934 m ² (LO.1 + RO.1) 1 st floor: 1.066 m ² (L1.1 + R1.1)
External parkings	56

Common charges and taxes paid by the tenant

	LEASE AGREEMENT
Start	01/02/2021
Type	6/9 years
End	31/01/2030
Next break	31/01/2027
INDEXED RENTAL INCOME Excluding charges	
297.584 €/ year*	

ASSET DEAL

Price : 3.600.000 € - Gross yield : 8,27 %
Excl. acquisition costs



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RIVERSIDE K | 467 m² | 750.000 €

TENANT — Company specializing in in-store media marketing.

	SURFACE Gross m ²		LEASE AGREEMENT
Offices	Ground floor: 467 m ² (K/R0.1)	Start	01/03/2021
		Type	4-7-9 years
		End	28/02/2030
External parkings	13	Next break	28/02/2025 & 29/02/2028
Common charges and taxes paid by the tenant		INDEXED RENTAL INCOME Excluding charges	77.725 €/ year

ASSET DEAL

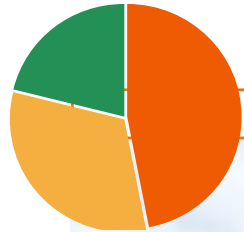
Price: **750.000 €** - Gross yield: **10 %**
Excl. acquisition costs



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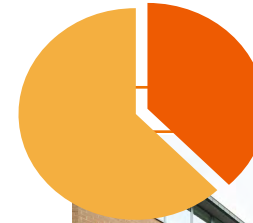


OTHER INVEST OPPORTUNITIES



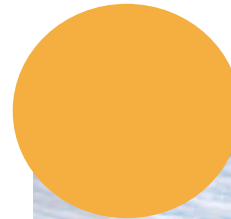
3T ESTATE - 25A

SOLD 33 % | RENTED 32 %



BRUSSELS 7/1

SOLD 38 % | RENTED 62 %



WOP O COTTON GROUP - R0.1+R1.1+A1

RENTED 100 %



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Interested?



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