



INVEST

WATERLOO OFFICE PARK

Waterloo

GROWNERS

YOUR GROWTH IS OUR GROWTH



TABLE OF CONTENT

About Growners	3
Description	4
Highlights	5
Access & Mobility	6
Pricing table	7
Plans & photos	8-13
Contact details	14



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

A green setting where the buildings blend harmoniously with the landscape in the prestigious, pleasant and spacious Waterloo Office Park.

Modern and renovated offices with shops and rest.

ADDRESS

Drève Richelle 161/O
1410 Waterloo

PURCHASE PRICE

3.350.000 € (excl. acquisition costs)

SURFACE AREA RANGE

1.598 m² offices + 109 m² archives +
47 parkings (45 int. + 2 ext.)



Peter De Waele
Investment & Sales Advisor

📞 +32 473 38 02 92 ✉️ pdw@growners.be



HIGHLIGHTS



Very good
accessibility
by car, foot,
bus and train



Spacious
& modern
business park
with extensive
landscaping



High identity
with striking
architecture



Natural
daylight
thanks to
multiple
windows



Restaurants
& shops
nearby

ACCESS & MOBILITY | WATERLOO OFFICE PARK - O



Brussels Ring road R0
Exit 27



150 meters from bus haltes *Sucrerie* &
Chaussée de Tervuren

121 **125** **126** **127** **128** **129** **201**



Free Proxibus shuttle service from and to
the Waterloo train station
Line Chenois-Sucrerie, stop *Sucrerie*
Mornings & evenings, Monday to Saturday



Peter De Waele
Investment & Sales Advisor

+32 473 38 02 92 pdw@growners.be

INVEST | WATERLOO OFFICE PARK O | 1.598 m² | 3.350.000 €

TENANT — Wholesaler of promotional textiles

	SURFACE Gross m ²
Offices	ground floor (R01): 780,02 m ² 1 st floor (R11): 817,77 m ² 1.597,79 m ²
Archives	3 rd floor (A1) : 109,38 m ²
External parkings	2
Internal parkings	45

	LEASE AGREEMENT
Start	01/01/2023
Type	9 years
End	31/12/2031
Next breaks	31/12/2026 31/12/2029
Parking spaces	included
INDEXED RENTAL INCOME Excluding charges	
254.016 €/year	

Common charges and taxes paid by the tenant

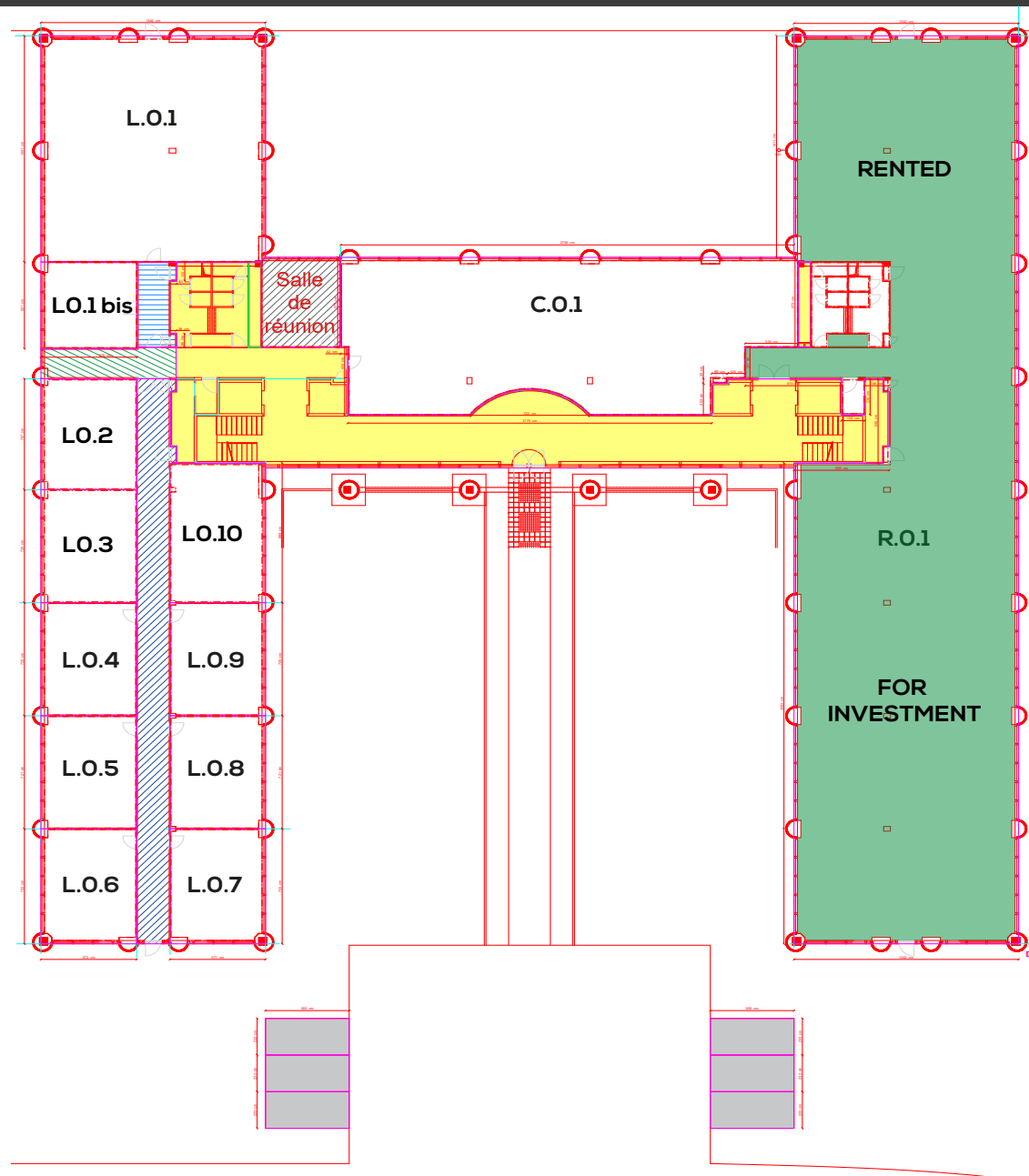
ASSET DEAL

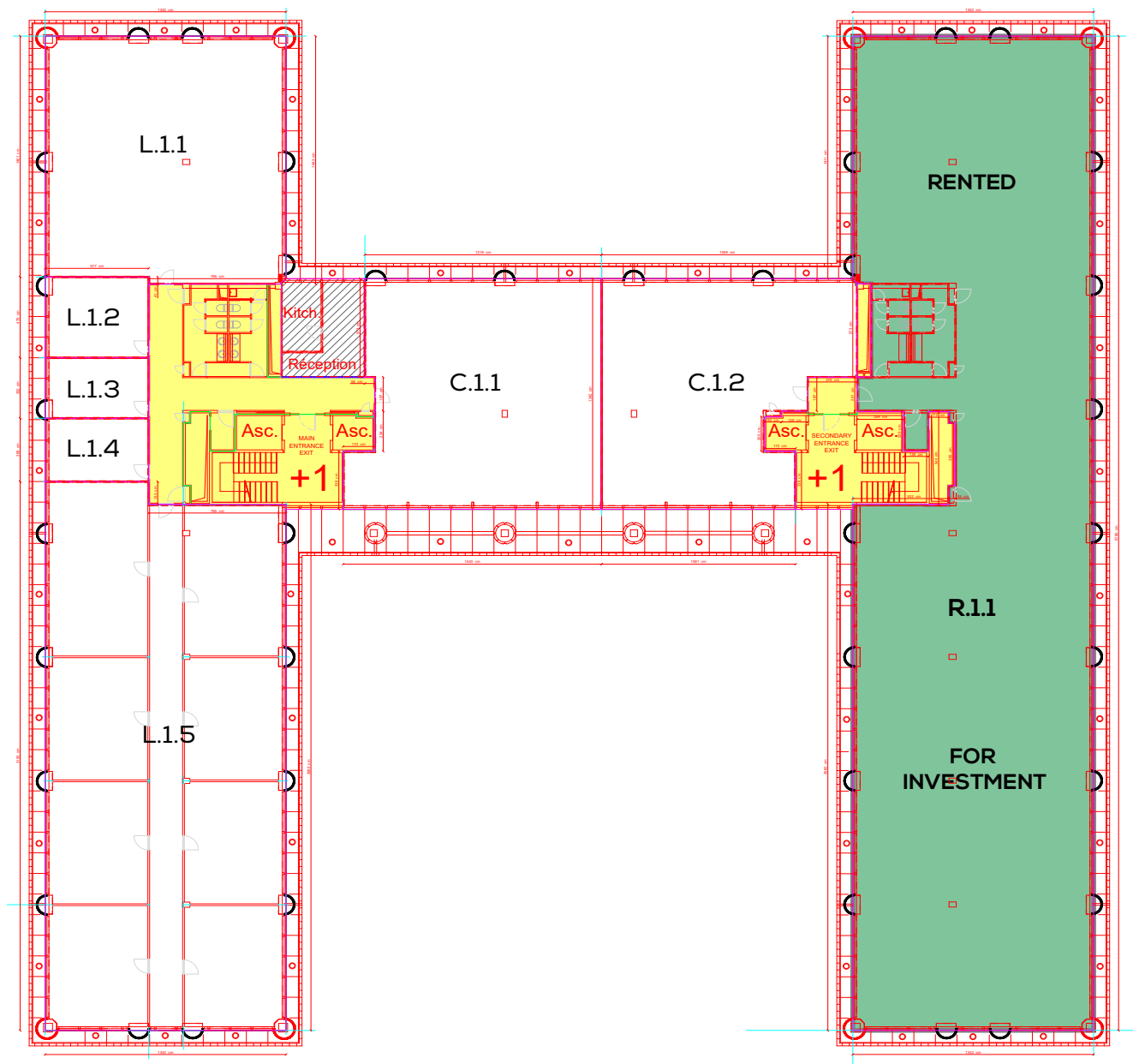
Price: **3.350.000 €** – Gross yield: **7,6 %**
Excluding acquisition costs



Peter De Waele
Investment & Sales Advisor

+32 473 38 02 92 pdw@growners.be











OTHER INVEST OPPORTUNITY



Peter De Waele
Investment & Sales Advisor

+32 473 38 02 92 pdw@growners.be

Interested?



Peter De Waele
Investment & Sales Advisor



+32 473 38 02 92



pdw@growners.be

GROWNERS

OWN **YOUR** PLACE. GROW **YOUR** BUSINESS

Visit our website

www.growners.be

DISCLAIMER

This document is for information purposes only. The information provided herein has been prepared in good faith and with due care. However this information or the information provided subsequently in connection with the property, may not be considered as a representation, promise or other assurance by the Owner, whether as to the past or the future. The Owner assumes no responsibility for its accuracy or completeness and shall have no liability for any mistakes or omissions contained herein. The Recipients are responsible for conducting their own investigation and analysis of the Property described herein. Only those representations and warranties contained in a definitive purchase or tenancy agreement and subject to such limitations and restrictions as may be specified therein, will have a legal effect. At its sole discretion and without need for justification, the Owner may at any time amend this documentation.