



INVEST

WATERLOO OFFICE PARK

Waterloo

GROWNERS

YOUR

YOUR

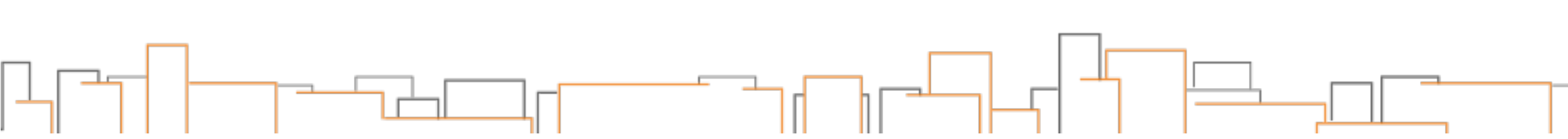


GROWNERS

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

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.)



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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 0



Brussels Ring road R0
Exit 27



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

121 125 126 127 128 129 201



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



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TENANT Wholesaler of promotional textiles

	SURFACE Gross m ²
Offices	ground floor (R01): 780,02 m ² 1 st floor (R11): <u>817,77 m²</u> 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

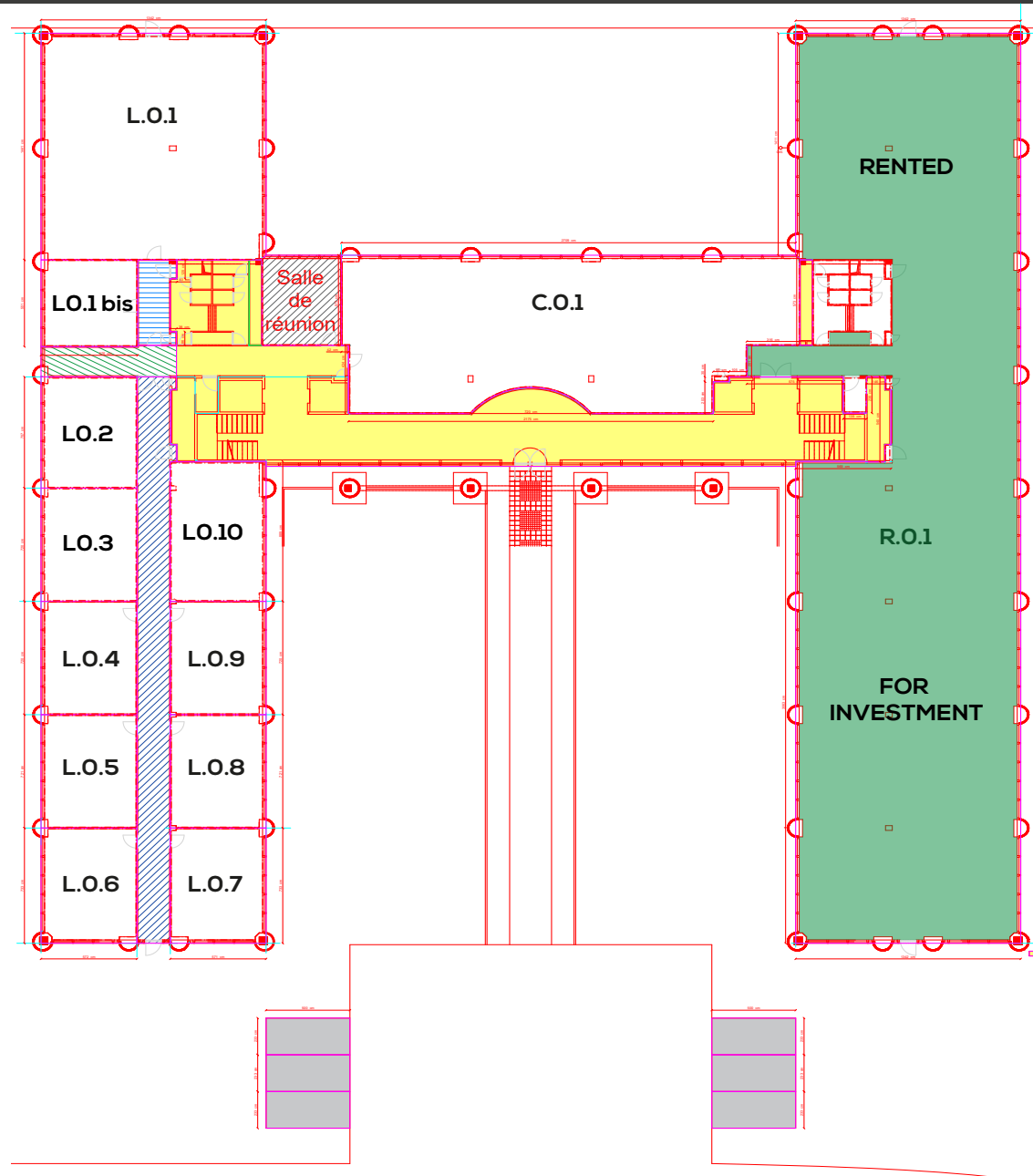
ASSET DEAL

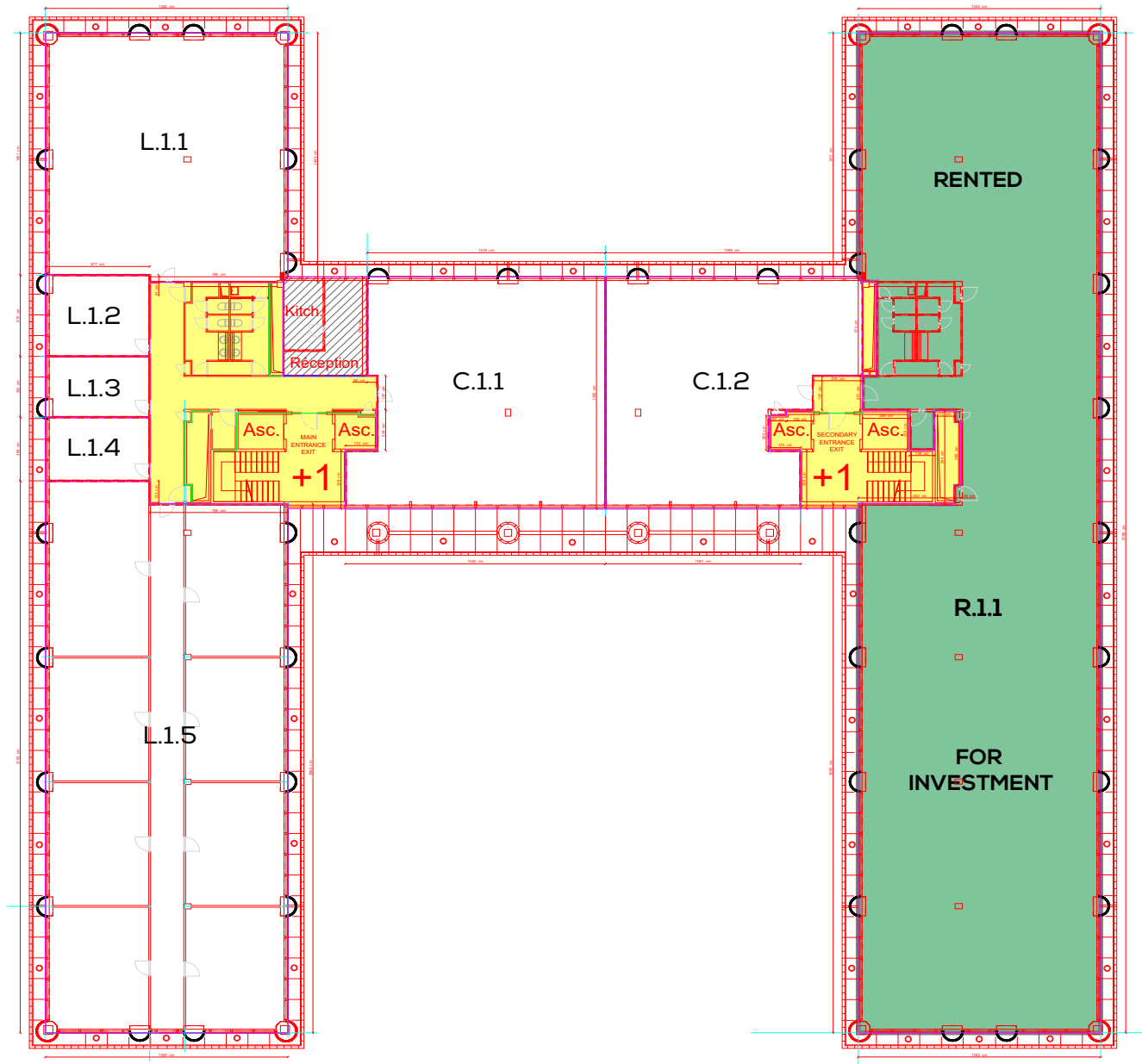
Price: **3.350.000 €** – Gross yield: **7,6 %**
Excluding acquisition costs



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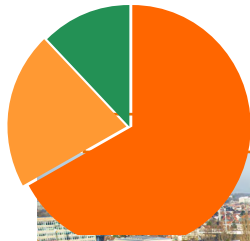






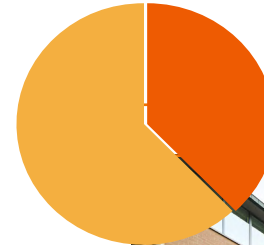


OTHER INVEST OPPORTUNITY



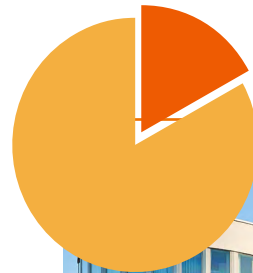
RIVERSIDE

SOLD 67 % | RENTED 21 %



BRUSSELS 7/1

SOLD 38 % | RENTED 62 %



AMADEUS 4-8

SOLD 17 % | RENTED 83 %



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Interested?



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Visit our website

www.growners.be

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