

3T-25A - Invest 1.763 m²



Characteristics of the property

Name	3T ESTATE 25A
Address	Luchthavenlaan 25A
Town	1800 Vilvoorde
Year of construction	1998
Price range	From 82.000 € to 1.950.000 €
Surface area range	From 91 m ² to 1.763 m ²
Number of floors	2
Unit(s) type	Offices, Archives
Elevator	Yes
Air conditioning	Yes
Access control	Yes

Property features

Reference	3T-25A - Invest 1.763 m ²
Address	Luchthavenlaan 25A 1800, Vilvoorde
Sales price	1.950.000 €
Type of units	Offices
Total surface area (m ²)	1.763 m ²
Disabled access	Yes
Floor	2
Available	at the contract
Access control	Yes
Number of outdoor parking(s)	5
Gross yield (%)	7,70
Yearly income	189.082 €
Type of lease agreement	6-9
Start of lease agreement	15/03/2020
Break	14/03/2026
End of lease agreement	14/03/2029
Business activity of tenant	a leading medical software provider
EPB (kWh/m ² /year)	175
EPB (class)	X (undefined)

Description

DIRECT FROM OWNER – 3T BUSINESS PARK VILVOORDE. Great investment opportunity on the 2nd floor of a modern office building integrated in a small Business Park at Vilvoorde. Well known tenant. 1.763m² modern, quirky office space. 5 ext. parking's included. Bright offices with an excellent accessibility (train, Ring and E19). Lease: start 15/03/2020 – break 14/03/2026 – end 14/03/2029. Annual Rent: 189.081,93 €/yr. Gross yield: 9,70 %. (Ref : 3T-25A1 – Invest 1.763 m² – L21 to L27)

Contact



Peter De Waele

Investment & Sales Advisor

pdw@growners.be

+32 473 38 02 92

Non contractual document

GROWNERS S.A.

Ch. de Louvain 431F

B-1380 Lasne

+32 2 357 33 10

info@growners.be

BE0860.002.790

