

AMADEUS SQUARE 4 - Invest 756 m² - Units K0.2 + K1.2



Characteristics of the property

Name	AMADEUS SQUARE 4 - 8
Address	W.A. Mozartlaan 4 -8
Town	1620 Drogenbos
Year of construction	2005
Price range	From 1.460.000 € to 2.900.000 €
Surface area range	From 756 m ² to 2.199 m ²
Number of floors	2
Unit(s) type	Offices, Warehouses
Soil certificate	Yes
Asbestos inventory	Received
Elevator	Yes
Access control	Yes
Outdoor parking	Yes

Property features

Reference	AMADEUS SQUARE 4 - Invest 756 m ² - Units K0.2 + K1.2
Address	W.A. Mozartlaan 4 -8 1620, Drogenbos
Sales price	1.460.000 €
Type of units	Offices
Total surface area (m ²)	756 m ²
Office surface (m ²)	756 m ²
Disabled access	Yes
Floor	0+1
Available	at the contract
Access control	Yes
Number of outdoor parking(s)	13
Gross yield (%)	7,21
Yearly income	105.377 €
Specific lease agreement	9-year lease extended in 2023 by 3 years and 4 months
Start of lease agreement	01/09/2015
End of lease agreement	31/12/2027
Business activity of tenant	High-tech company that produces equipment for the steel industry
EPB (class)	In progress
Elevator	Yes
Soil certificate	Yes

Description

****DIRECT FROM OWNER**** - Great investment opportunity in a modern office building located in the Amadeus Square Business Park in Drogenbos. 756 m² offices on the ground and 1st floor. 13 outdoor parking spaces included. Tenant: High-tech company that produces equipment for the steel industry. Rental duration: start 01/09/2015 - end: 31/12/2027. Rent: 105.377 €/year - Gross yield 7.21%. This Park is located near the Ring (exit 17) in Drogenbos, a sigh from Brussels, and within walking distance you will find Train (Forest-South) and Tram / Bus (Max Waller).

(Ref: AMADEUS 4 - Invest 756 m² - K0.2 + K1.2)

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

