

## AMADEUS SQUARE 8 - Invest 2.199 m<sup>2</sup> - Total building



### 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 <sup>2</sup> to 2.199 m <sup>2</sup>
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 8 - Invest 2.199 m <sup>2</sup> - Total building
Address	W.A. Mozartlaan 4 -8 1620, Drogenbos
Sales price	2.900.000 €
Type of units	Offices, Warehouses
Total surface area (m <sup>2</sup> )	2.199 m <sup>2</sup>
Warehouse surface (m <sup>2</sup> )	99 m <sup>2</sup>
Office surface (m <sup>2</sup> )	2.100 m <sup>2</sup>
Disabled access	Yes
Floor	0+1+2
Available	at the contract
Access control	Yes
Number of outdoor parking(s)	62
Gross yield (%)	8,72
Yearly income	252.854 €
Type of lease agreement	9 years
Start of lease agreement	01/01/2019
Break	31/12/2024
End of lease agreement	31/12/2027
Business activity of tenant	Automotive Parts Distributor
EPB (class)	In progress
Elevator	Yes
Soil certificate	Yes

## Description

**\*\*DIRECT FROM THE OWNER\*\*** - Great investment opportunity. Modern office building located in Amadeus Square Business Park in Drogenbos. It is made up of 3 office levels totaling 2.199 m<sup>2</sup> + 62 outdoor parking spaces. It is 100% leased to 1 tenant. Lease: start 01/01/2019 - break 31/12/2024 - end 31/12/2027. Indexed rental income : 252.853,79 €/yr (excluding charges). Gross yield: 8,72 %. Very good accessibility: very close to the Ring (exit 17) at Drogenbos , close to Brussels, and within walking distance of the train (Forest-Midi) and the Tram / Bus (Max Waller).

(Ref: AMADEUS 8 - Invest 2.199 m<sup>2</sup>)

## Contact



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Non contractual document

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