

CONNEXION PARK A – Invest 3.051 m² – Total building



Characteristics of the property

Name	CONNEXION PARK – A
Address	Brusselsesteenweg 498
Town	1731 Zellik (Asse)
Flood zone	not located in a flood zone
Year of construction	2003
Price	2.700.000 €
Area surface	3.051 m ²
Number of floors	1
Unit(s) type	Offices, Mixed spaces, Warehouses
Elevator	Yes
Heating type	Gas
Air conditioning	Yes
Access control	Yes
Outdoor parking	Yes

Property features

Reference	CONNEXION PARK A - Invest 3.051 m ² - Total building
Address	Brusselsesteenweg 498 1731, Zellik (Asse)
Sales price	2.700.000 €
Type of units	Offices, Mixed spaces, Warehouses
Total surface area (m ²)	3.051 m ²
Disabled access	Yes
Floor	0 + 1
Available	at the contract
Access control	Yes
Number of outdoor parking(s)	38
Gross yield (%)	7,07
Yearly income	190.965 €
Specific lease agreement	7/9 years
Start of lease agreement	01/03/2018
Break	28/02/2025
End of lease agreement	28/02/2027
Business activity of tenant	Tenant active in the technical sector of refrigeration and air conditioning
EPB (class)	In progress
Kitchen	Yes
Toilets	private
Sectional door	Yes

Description

****DIRECT FROM THE OWNER**** Semi-industrial building with refurbished offices, multipurpose spaces, showroom, storage, archives and solar panels located in the Connexion Business Park in Zellik with a total surface area of 3,051m², of which 1,638m² are offices spread over the ground floor (1,046m²) and the first floor (592m²) and additionally on the ground floor : showroom (66m²), multi-purpose space (165m²) and storage (983m²) with a large gate and loading and unloading quay. Archives on the -1 (99m²).

The offices have double glazing, carpet, suspended ceiling, private toilet and kitchenette. Rented to two tenants.

One tenant rents the entire building (3,051m²) and is a global climate creator in the field of heating, cooling, hot water and ventilation. Start of rental agreement: 01.03.2018. End of lease: 28.02.2028. Break: 28.02.2025. Annual rent: 186 978,64€. 38 outdoor parking spaces included.

The other tenant is a "builder" and only concerns the solar panels on the roof through a surface right until 31.03.2037 with an annual rent of 3 986,60 €.

Rental income : 190,965€. Total Gross Return: 7.07%.

This Park is located near the Ring (exit no. 10 Asse/Zellik), nearby Brussels, and a bus stop is within walking distance.

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

