

GREENHILL D - Invest 263 m² - Unit D0.1



Characteristics of the property

Name	GREENHILL CAMPUS D
Address	Interleuvenlaan 15 D
Town	3001 Leuven
Flood zone	not located in a flood zone
Year of construction	1999
Price range	From 450.000 € to 920.000 €
Surface area range	From 263 m ² to 532 m ²
Number of floors	2
Unit(s) type	Offices
Soil certificate	Yes
Asbestos inventory	Received
Elevator	Yes
Air conditioning	Yes
Indoor parking	Yes
Outdoor parking	Yes

Property features

Reference	GREENHILL D - Invest 263 m ² - Unit D0.1
Address	Interleuvenlaan 15 D 3001, Leuven
Sales price	467.500 €
Type of units	Offices
Total surface area (m ²)	263 m ²
Floor	+0
Available	at the contract
Number of indoor parking(s)	4
Number of outdoor parking(s)	2
Gross yield (%)	8,30
Yearly income	38.664 €
Type of lease agreement	3-6-9
Start of lease agreement	01/03/2020
Break	01/03/2026
End of lease agreement	28/02/2029
Business activity of tenant	Company active in the field of furnishing devices for the public domein
Elevator	Yes
Kitchen	Yes
Soil certificate	Yes

Description

****DIRECTLY FROM THE OWNER**** - Office building located on the right side of the Greenhill Campus in Haasrode. This building is 1,606m² in size and has a ground floor and 2 upper floors.

Unit D0.1, located on the ground floor and measuring 263m², is rented by a company active in the field of furnishing devices for the public domain (street furniture, bicycle sheds, outdoor...). Start of rental agreement: 01.03.2020. End of lease: 28.02.2029. Break: 01.03.2026. Annual rent: 38,664 €. 4 indoor and 2 outdoor parking spaces included. Sale price: 467,500 €. Gross return: 8,27%.

These offices are equipped with a lowered ceiling with integrated light fixtures, cable duct along the facades, air conditioning, a kitchenette and a lift.

There is a stop of "De Lijn" just before the Park (n°4 (Haasrode-Leuven-Herent) and 630 (Haasrode-Leuven Station-Wijgmaal)). The GreenHill Campus is easily accessible by car and is just 5 minutes from the E40 Brussels-Leuven-Liège (exit 23a Haasrode Research). There is also a restaurant with a terrace in building A of the campus.

For more information, please contact our representative Peter De Waele on 0473/38.02.92 or by email (pdw@growners.be). (Ref : GREENHILL - Invest 263 m² - D0.1)

Contact



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Non contractual document

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