

## GREENHILL H - Invest 1.808 m<sup>2</sup> - Total building



### Characteristics of the property

Name	GREENHILL CAMPUS H
Address	Interleuvenlaan 15 H
Town	3001 Leuven
Flood zone	not located in a flood zone
Year of construction	1999
Price range	From 633.750 € to 2.300.000 €
Surface area range	From 457 m <sup>2</sup> to 1.808 m <sup>2</sup>
Number of floors	3
Unit(s) type	Offices, Archives
Soil certificate	Yes
Asbestos inventory	Received
Elevator	Yes
Air conditioning	Yes
Indoor parking	Yes
Outdoor parking	Yes

## Property features

Reference	GREENHILL H - Invest 1.808 m <sup>2</sup> - Total building
Address	Interleuvenlaan 15 H 3001, Leuven
Sales price	2.300.000 €
Type of units	Offices
Total surface area (m <sup>2</sup> )	1.808 m <sup>2</sup>
Floor	+0+1+2+3
Available	at the contract
Number of indoor parking(s)	4
Number of outdoor parking(s)	2
Gross yield (%)	9,16
Yearly income	210.600 €
Type of lease agreement	3-6-9
Start of lease agreement	01/04/2022
Break	31/03/2025
Break	31/03/2028
End of lease agreement	31/03/2031
Business activity of tenant	Company active in medical technology - Vacant area of 1.351 m <sup>2</sup>
EPB (kWh/m <sup>2</sup> /year)	196
EPB (class)	X (undefined)
Elevator	Yes
Kitchen	Yes
Soil certificate	Yes

## Description

! Great investment opportunity !

**\*\*DIRECTLY FROM THE OWNER\*\*** - Office building H of the GreenHill Campus is 1,808 m<sup>2</sup> in size and has a ground floor and 3 floors.

The entire ground floor of 457m<sup>2</sup> and 67m<sup>2</sup> of underground archive space is rented by a company active in medical technology (development, manufacture and sale of joint prostheses). 2 outdoor and 4 indoor parking spaces are included. Start of lease : 01.04.2022. End of lease : 31.03.2031. Breaks : 31.03.2025 and 31.03.2028.

Overage rental income : 62,000€. 72,000€ = to be indexed rental income from 01-04-2025.

The entire 1st (507m<sup>2</sup>), 2nd (507m<sup>2</sup>) and 3rd floor (337m<sup>2</sup>) are still available for rent.

Overage rental income : 62,000€/year (excl.charges) + expected rental income on the vacant units (148,600€/year) = 210,600€/y. Gross return : 9,16% (incl. vacant units).

Additional parking possible: outside at 5,000€/parking and inside at 7,000€/parking.

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 (4 (Haasrode-Leuven-Herent) and 630 (Haasrode-Leuven Station-Wijgmaal)). The GreenHill Park is easily accessible by car and is less than 5 minutes from the E40 Brussels-Leuven-Liège (exit 23a Haasrode Research). There is also a restaurant with a terrace at the Park.

For more information, please contact our representative Peter De Waele on 0473/38.02.92 or by email (pdw@growners.be). (Ref : GREENHILL CAMPUS H - Invest 1.808 m<sup>2</sup> - Total building)

## Contact



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Non contractual document

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