

GREENHILL H - Invest 457 m² - Ground floor



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 ² to 1.808 m ²
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 457 m ² - Ground floor
Address	Interleuvenlaan 15 H 3001, Leuven
Sales price	835.000 €
Type of units	Offices, Archives
Total surface area (m ²)	457 m ²
Floor	+0
Available	at the contract
Number of indoor parking(s)	4
Number of outdoor parking(s)	2
Gross yield (%)	7,42
Yearly income	62.000 €
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 (development, manufacturing, and distribution of joint replacement products)
Elevator	Yes
Kitchen	Yes
Soil certificate	Yes

Description

! Great investment opportunity !

****DIRECTLY FROM THE OWNER**** - Office building located on the right side of the GreenHill Campus. This building is 1,808 m² (excl.archives) in size and has a ground floor and 3 floors.

It concerns the entire ground floor (457m²) and 67m² of underground archive space and is rented by a company active in medical technology (development, manufacturing, and distribution of joint replacement products). Start of rental agreement: 01.04.2022. End of lease: 31.03.2031. Breaks: 31.03.2025 and 31.03.2028. Annual rent: 62,000 € (72.000 € to be indexed annual rent from 01-04-2025). 2 outdoor parking spaces and 4 indoor parking spaces included. Sale price: 835,000 €. Gross return: 7,42%.

These offices are equipped with a lowered ceiling with integrated light fixtures, cable duct along the facades, air conditioning, and a kitchenette. The building is also equipped with an elevator.

There is a stop of "De Lijn" just before the Park (nos 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 457 m² - Ground floor)

Contact



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Non contractual document

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