

## RIVERSIDE - J / Invest 2.000 m<sup>2</sup> - Total building



### Characteristics of the property

Name	RIVERSIDE - J
Address	Boulevard International 55 / J
Town	1070 Anderlecht
Flood zone	not located in a flood zone
Year of construction	1990
Price	3.600.000 €
Area surface	2.000 m <sup>2</sup>
Number of floors	2
Unit(s) type	Offices, Mixed spaces
Soil certificate	Yes
Elevator	Yes
Heating type	Gas
Air conditioning	Yes
Access control	Yes
Outdoor parking	Yes

## Property features

Reference	RIVERSIDE - J / Invest 2.000 m <sup>2</sup> - Total building
Address	Boulevard International 55 / J 1070, Anderlecht
Sales price	3.600.000 €
Type of units	Offices, Mixed spaces
Total surface area (m <sup>2</sup> )	2.000 m <sup>2</sup>
Disabled access	Yes
Floor	0+1
Available	at the contract
Access control	Yes
Number of outdoor parking(s)	56
Gross yield (%)	8,27
Yearly income	297.584 €
Type of lease agreement	6-9
Start of lease agreement	01/02/2021
Break	31/01/2027
End of lease agreement	31/01/2030
Business activity of tenant	World leader in the personal protective equipment
EPB (kWh/m <sup>2</sup> /year)	260
EPB (class)	D+
Elevator	Yes
Kitchen	Yes
Toilets	shared
Sectional door	Yes

## Description

**\*\*DIRECT FROM THE OWNER\*\*** - Modern office building (2.000m<sup>2</sup>) located in Riverside Business Park in Anderlecht with multipurpose space and offices on the ground floor and only offices on the first floor. This ground floor has two sectional doors and is divisible. Double glazing and aluminum frames and partially airconditioned, plain carpet, false ceilings, false floor and cable trays and kitchenette. Leased to a single tenant who is active - and world leader - in the personal protective equipment sector. Annual rent: 297.584 €. 56 outdoor parking spaces included. Start of the 6/9 lease: 01.02.2021. End of the lease: 31.01.2030. First break: 31.01.2027. Gross yield : 8,27%. Very good accessibility: very close to the Ring (exit 17), close to Brussels, and within walking distance of the train (Forest-Midi). Shuttle available to Bruxelles-Midi. Metro 1B La Roue within walking distance. Other outdoor parking spaces and other surfaces available.

(Ref: Riverside Business Park J - Invest 2.000 m<sup>2</sup>)

## Contact



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Non contractual document

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