

WOLUWE HEIGHTS - Invest 1.078 m²



Characteristics of the property

Name	WOLUWE HEIGHTS
Address	Avenue des Communautés 110
Town	1200 Woluwé-Saint-Lambert
Flood zone	not located in a flood zone
Year of construction	2004
Price range	From 150.000 € to 4.000.000 €
Surface area range	From 111 m ² to 2.066 m ²
Number of floors	5
Unit(s) type	Offices, Archives
Elevator	Yes
Heating type	Gas
Air conditioning	Yes
Access control	Yes

Property features

Reference	WOLUWE HEIGHTS - Invest 1.078 m ²
Address	Avenue des Communautés 110 1200, Woluwé-Saint-Lambert
Sales price	2.500.000 €
Type of units	Offices, Archives
Total surface area (m ²)	1.078 m ²
Archives surface (m ²)	250 m ²
Disabled access	Yes
Floor	5
Available	at the contract
Access control	Yes
Alarm	Yes
Number of indoor parking(s)	24
Gross yield (%)	5,60
Yearly income	140.293 €
Type of lease agreement	6-9
Start of lease agreement	01/10/2023
Break	30/09/2029
End of lease agreement	30/09/2032
Business activity of tenant	Market leader natural mineral water
EPB (kWh/m ² /year)	284
EPB (class)	D
Elevator	Yes

Description

****DIRECT FROM THE OWNER**** – WOLUWE HEIGHTS (1200 BRUSSELS) – Great investment opportunity on the 5th floor of an independent prestigious modern office building. Built in 2004 – offices renovated in 2015.

Well known tenant, present in the building since 2014.

1.078 m² open – and individual office space, kitchen, meeting rooms and private terrace. Archives: 113 m² (38m² + 75m²). 24 indoor parking spaces included. Lease: start 01/10/2023 – end 30/09/2032 – break 30/09/2029. Annual rent: 140.292,70 €/yr. Gross yield: 5,6 %.

Bright offices with an excellent view. Access control. Double glazing. Airco. Easy access by public transport, ring road and highway. Shops in the vicinity.

For more information, please contact our representative Peter De Waele on 0473/38.02.92 or by email (pdw@growners.be).

(Ref : WH invest 1.078 m² – West 5.2 + East 5.1)

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

