

WOLUWE HEIGHTS – Invest 5th floor



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 5th floor
Address	Avenue des Communautés 110 1200, Woluwé-Saint-Lambert
Sales price	4.000.000 €
Type of units	Offices, Archives
Total surface area (m²)	2.066 m²
Archives surface (m²)	250 m²
Disabled access	Yes
Floor	5
Available	at the contract
Access control	Yes
Alarm	Yes
Number of indoor parking(s)	24
Gross yield (%)	6,60
Yearly income	263.793 €
Type of lease agreement	6-9
Start of lease agreement	10/01/2023
Break	30/09/2029
End of lease agreement	30/09/2032
Business activity of tenant	Market leader natural mineral water
EPB (kWh/m²/year)	284
EPB (class)	D
Elevator	Yes

Description

DIRECT FROM THE OWNER – Great investment opportunity on the 5th floor of a high standing office building in Woluwe.

Renowned occupant, tenant in the building since 2014. 1,078 m² (West 5.2 + East 5.1) of bright office space, made up of various individual offices, open spaces, a kitchen, a meeting room, a private terrace, 113 m² (38m² + 75m²) of archives and 24 indoor car parks. Bright offices with a beautiful view. Access control. Double glazing. Airco.

In addition another 988m² vacant office space (West 5.1 (334m²) + East 5.2 (654m²)) available on the same floor. Construction 2004 – offices renovated in 2015.

Good accessibility (public transport, ring road, highway). Shops nearby.

Lease: start 01/10/2023 – break : 30/09/2029 – end 30/09/2032 – rent: €140,292.70/year – potential rent 988m² vacant offices: 123,500€/yr – gross potential yield : 6,60%.

(Ref: WH invest 1,078 m² + vacant 988m²)

Contact



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Non contractual document

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