

AMADEUS SQUARE 8 - Invest 2.199 m² - Total building



Characteristics of the property

Name	AMADEUS SQUARE 4 - 8
Address	W.A. Mozartlaan 4 -8
Town	1620 Drogenbos
Year of construction	2005
Price range	From 1.460.000 € to 2.900.000 €
Surface area range	From 756 m ² to 2.199 m ²
Number of floors	2
Unit(s) type	Offices, Warehouses
Soil certificate	Yes
Asbestos inventory	Received
Elevator	Yes
Access control	Yes
Outdoor parking	Yes

Property features

Reference	AMADEUS SQUARE 8 - Invest 2.199 m ² - Total building
Address	W.A. Mozartlaan 4 -8 1620, Drogenbos
Sales price	2.900.000 €
Type of units	Offices, Warehouses
Total surface area (m ²)	2.199 m ²
Warehouse surface (m ²)	99 m ²
Office surface (m ²)	2.100 m ²
Disabled access	Yes
Floor	0+1+2
Available	at the contract
Access control	Yes
Number of outdoor parking(s)	62
Gross yield (%)	6,54
Yearly income	189.640 €
Specific lease agreement	6-7-8-9 years
EPB (kWh/m ² /year)	267
EPB (class)	(X) undefined
Elevator	Yes
Soil certificate	Yes

Description

****DIRECT FROM THE OWNER**** - Great investment opportunity. Modern office building located in Amadeus Square Business Park in Drogenbos completely let to a single tenant.

It is made up of 3 office levels totalling 2.199 m² + 62 outdoor parking spaces.

Initial lease term : 6/7/8/9 years (break indemnities by tenant : at the end of the sixth year (9 months rent), seventh year (6 months rent) and eight year (3 months rent)). Rental income : 189.640,34€/yr (taking into account free rent periods and excluding break indemnities by the tenant and charges). Gross yield : 6,54 %.

Very good accessibility: very close to the Ring (exit 17) at Drogenbos , close to Brussels, and within walking distance of the train (Forest-Midi) and the Tram / Bus (Max Waller).

For more information, please contact Peter De Waele on 0473/38.02.92 or pdw@growners.be. (Ref: AMADEUS 8 - Invest 2.199 m²)

Contact



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Non contractual document

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