

## BRUSSELS 7 / I - Invest 1.246 m<sup>2</sup>



### Characteristics of the property

|                      |   |
|----------------------|---|
| Name                 | BRUSSELS 7 / I                                    |
| Address              | Nijverheidslaan 3-5                               |
| Town                 | 1853 Grimbergen (Strombeek-Bever)                 |
| Year of construction | 1990  |
| Price range          | From 2.125.000 € to 2.600.000 €                   |
| Surface area range   | From 1.246 m <sup>2</sup> to 1.469 m <sup>2</sup> |
| Number of floors     | 2   |
| Unit(s) type         | Offices   |
| Soil certificate     | Yes   |
| Asbestos inventory   | Received  |
| Elevator             | Yes   |
| Heating type         | Gas   |
| Air conditioning     | Yes   |
| Access control       | Yes   |

## Property features

|                                      |   |
|--------------------------------------|---|
| Reference                            | BRUSSELS 7 / I - Invest 1.246 m <sup>2</sup>              |
| Address                              | Nijverheidslaan 3-5<br>1853, Grimbergen (Strombeek-Bever) |
| Sales price                          | 2.125.000 €   |
| Type of units                        | Offices   |
| Total surface area (m <sup>2</sup> ) | 1.246 m <sup>2</sup>                                      |
| Archives surface (m <sup>2</sup> )   | 92 m <sup>2</sup>   |
| Floor                                | +2  |
| Available                            | at the contract   |
| Number of indoor parking(s)          | 17  |
| Number of outdoor parking(s)         | 17  |
| Gross yield (%)                      | 8,00  |
| Yearly income                        | 169.276 €   |
| Initial lease term                   | 5 years   |
| EPB (kWh/m <sup>2</sup> /year)       | 162   |
| EPB (class)                          | X (undefined)   |
| Soil certificate                     | Yes   |

## Description

**\*\*DIRECT FROM THE OWNER\*\***- BRUSSELS 7 PARK STROMBEEK/GRIMBERGEN - Great investment opportunity in a modern office building on the 2nd floor integrated in a small Business Park at Strombeek-Grimbergen. One single tenant.

1,246m<sup>2</sup> open space and individual offices, meeting rooms, cafeteria, relax room and archives on the 3rd floor (80m<sup>2</sup>) and on -1 (12m<sup>2</sup>). Internal (17) and external (17) parking's included.

Bright offices with airco and an excellent accessibility (bus, Ring and motorway).

Initial lease term : 5 years. Rent: 169,276 €/yr. Gross yield: 8%.

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

(Ref : BRUSSELS 7 / I - Invest 1,246m<sup>2</sup> - L2.1+R2.1+R2.2+R2.6)

## Contact



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Non contractual document

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