

BRUSSELS 7 / I - Invest 1.246 m²



Characteristics of the property

Name	BRUSSELS 7 / I
Address	Nijverheidslaan 3-5
Town	1853 Grimbergen (Strombeek-Bever)
Year of construction	1990
Price	2.125.000 €
Area surface	1.246 m ²
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 m²
Address	Nijverheidslaan 3-5 1853, Grimbergen (Strombeek-Bever)
Sales price	2.125.000 €
Type of units	Offices
Total surface area (m²)	1.246 m²
Archives surface (m²)	92 m²
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/m²/year)	348
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.

1,246m² open space and individual offices, meeting rooms, cafeteria, relax room and archives on the 3rd floor (80m²) and on -1 (12m²). 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 (with possibility of 3-year extension). Rent: 169,276 €/yr. Gross yield: 8%.

For more information, please contact Steven Sagman on 0470/10.48.41 or by email (ss@growners.be).

(Ref : BRUSSELS 7 / I - Invest 1,246m² - L2.1+R2.1+R2.2+R2.6)

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Non contractual document

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