

CONNEXION PARK A – Invest 3.051 m² – Total building



Characteristics of the property

Name	CONNEXION PARK – A
Address	Brusselsesteenweg 498
Town	1731 Zellik (Asse)
Flood zone	not located in a flood zone
Year of construction	2003
Price	2.700.000 €
Area surface	3.051 m ²
Number of floors	1
Unit(s) type	Offices, Mixed spaces, Warehouses
Elevator	Yes
Heating type	Gas
Air conditioning	Yes
Access control	Yes
Outdoor parking	Yes

Property features

Reference	CONNEXION PARK A - Invest 3.051 m² - Total building
Address	Brusselsesteenweg 498 1731, Zellik (Asse)
Sales price	2.700.000 €
Type of units	Offices, Mixed spaces, Warehouses
Total surface area (m²)	3.051 m²
Disabled access	Yes
Floor	0 + 1
Available	at the contract
Access control	Yes
Number of outdoor parking(s)	38
Gross yield (%)	7,08
Yearly income	191.088 €
Initial lease term	7-9
EPB (class)	In progress
Kitchen	Yes
Toilets	private
Sectional door	Yes

Description

****DIRECT FROM THE OWNER**** Semi-industrial building with refurbished offices, multipurpose spaces, showroom, storage, archives and solar panels located in the Connexion Business Park in Zellik with a total surface area of 3,051m², of which 1,638m² are offices spread over the ground floor (1,046m²) and the first floor (592m²) and additionally on the ground floor : showroom (66m²), multi-purpose space (165m²) and storage (983m²) with a large gate and loading and unloading quay. Archives on the -1 (99m²).

The offices have double glazing, carpet, suspended ceiling, private toilet and kitchenette. Rented to two tenants.

One tenant rents the entire building (3,051m²). Initial lease term: 7/9 years. Annual rent: 186 978,64€. 38 outdoor parking spaces included.

The other tenant is a "builder" and only concerns the solar panels on the roof through a surface right for 25 years with an annual rent of 4 109,81 €.

Rental income : 191,088€. Total Gross Return: 7.08%.

This Park is located near the Ring (exit no. 10 Asse/Zellik), nearby Brussels, and a bus stop is within walking distance.

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Non contractual document

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