

## GREENHILL A - Invest 216 m<sup>2</sup> - Unit A0.2



### Characteristics of the property

Name	GREENHILL CAMPUS A
Address	Interleuvenlaan 15 A
Town	3001 Leuven
Flood zone	not located in a flood zone
Year of construction	1999
Price range	From 268.000 € to 898.800 €
Surface area range	From 216 m <sup>2</sup> to 842 m <sup>2</sup>
Number of floors	3
Unit(s) type	Offices
Soil certificate	Yes
Asbestos inventory	Received
Elevator	Yes
Air conditioning	Yes
Indoor parking	Yes
Outdoor parking	Yes

## Property features

Reference	GREENHILL A - Invest 216 m <sup>2</sup> - Unit A0.2
Address	Interleuvenlaan 15 A 3001, Leuven
Sales price	450.000 €
Type of units	Offices
Total surface area (m <sup>2</sup> )	216 m <sup>2</sup>
Floor	+0
Available	at the contract
Number of outdoor parking(s)	4
Gross yield (%)	8,19
Yearly income	36.875 €
Initial lease term	6-9
Elevator	Yes
Kitchen	Yes
Soil certificate	Yes

## Description

**\*\*DIRECTLY FROM THE OWNER\*\*** - Office building located at the entrance, on your lefthand side, of the Greenhill Campus at Haasrode with a visible location from the Interleuvenlaan. This building is 1,956m<sup>2</sup> in size and has a ground floor and 3 floors.

Unit A0.2 is located on the ground floor on the right, measures 216m<sup>2</sup> and is let by one single tenant. Initial lease term: 6/9 years. Annual rent: 36,875€ (excl.charges).

4 outside parking spaces included. Sale price: 450,000€. Gross return: 8.19%.

These offices are equipped with a lowered ceiling with integrated light fixtures, cable duct along the facades, air conditioning, a kitchenette and a lift.

There is a stop of "De Lijn" just before the Park (nrs 4 (Haasrode-Leuven-Herent) and 630 (Haasrode-Leuven Station-Wijgmaal)). The Greenhill Campus is easily accessible by car and is just 5 minutes from the E40 Brussels-Leuven-Liège (exit 23a Haasrode Research). There is also a restaurant with terrace in the same building A.

For more information, please contact Steven Sagman on 0470/10.48.41 or by email (ss@growners.be). (Ref : GREENHILL - Invest 216 m<sup>2</sup> - A0.2)

## Contact



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Non contractual document

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