

## GREENHILL D - Invest 263 m<sup>2</sup> - Unit D0.1



### Characteristics of the property

Name	GREENHILL CAMPUS D
Address	Interleuvenlaan 15 D
Town	3001 Leuven
Flood zone	not located in a flood zone
Year of construction	1999
Price range	From 450.000 € to 560.000 €
Surface area range	From 263 m <sup>2</sup> to 278 m <sup>2</sup>
Number of floors	2
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 D - Invest 263 m <sup>2</sup> - Unit D0.1
Address	Interleuvenlaan 15 D 3001, Leuven
Sales price	467.500 €
Type of units	Offices
Total surface area (m <sup>2</sup> )	263 m <sup>2</sup>
Floor	+0
Available	at the contract
Number of indoor parking(s)	4
Number of outdoor parking(s)	2
Gross yield (%)	8,30
Yearly income	38.664 €
Initial lease term	3-6-9
Elevator	Yes
Kitchen	Yes
Soil certificate	Yes

## Description

**\*\*DIRECTLY FROM THE OWNER\*\*** - Office building located on the right side of the Greenhill Campus in Haasrode. This building is 1,606m<sup>2</sup> in size and has a ground floor and 2 upper floors.

Unit D0.1, located on the ground floor and measuring 263m<sup>2</sup>, is rented by one single tenant. Initial lease term: 3/6/9. Annual rent: 38,664 € (excl.charges).

4 indoor and 2 outdoor parking spaces included. Sale price: 467,500 €. Gross return: 8,27%.

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 (n°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 a terrace in building A of the campus.

For more information, please contact Steven Sagman on 0470/10.48.41 or by email (ss@growners.be). (Ref : GREENHILL - Invest 263 m<sup>2</sup> - D0.1)

## Contact



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Non contractual document

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