

## GREENHILL G - Invest 1.816 m<sup>2</sup> - Total building



### Characteristics of the property

|                      |   |
|----------------------|---|
| Name                 | GREENHILL CAMPUS G                              |
| Address              | Interleuvenlaan 15 G                            |
| Town                 | 3001 Leuven                                     |
| Flood zone           | not located in a flood zone                     |
| Year of construction | 1999  |
| Price                | 2.450.000 €                                     |
| Surface area range   | From 335 m <sup>2</sup> to 1.816 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 G - Invest 1.816 m <sup>2</sup> - Total building |
| Address                              | Interleuvenlaan 15 G<br>3001, Leuven                       |
| Sales price                          | 2.450.000 €  |
| Type of units                        | Offices  |
| Total surface area (m <sup>2</sup> ) | 1.816 m <sup>2</sup>                                       |
| Floor                                | +0+1+2+3   |
| Available                            | at the contract  |
| Number of indoor parking(s)          | 14   |
| Number of outdoor parking(s)         | 3  |
| Gross yield (%)                      | 8,26   |
| Yearly income                        | 202.336 €  |
| Business activity of tenant          | 2 different tenants  |
| EPB (kWh/m <sup>2</sup> /year)       | 196  |
| EPB (class)                          | X (undefined)  |
| Elevator                             | Yes  |
| Kitchen                              | Yes  |
| Soil certificate                     | Yes  |

## Description

**\*\*DIRECTLY FROM THE OWNER\*\*** - Office building located on the left of the GreenHill Campus. This building is 1,816m<sup>2</sup> in size and has a ground floor and 3 upper floors.

The ground and 1st floor, totalling 977,54 m<sup>2</sup>, are let to one single tenant. Initial lease term: 6/9. Annual rent: €98,631, including 14 parking spaces (12 indoor and 2 outdoor).

The 2nd floor, 503,73 m<sup>2</sup>, is let to another one single tenant. Initial lease term: 3/6/9. Annual rent: €66,905, including 3 parking spaces (2 indoor and 1 outdoor) and 118 m<sup>2</sup> of archive space on the -1 floor.

The 3rd floor, 334,77 m<sup>2</sup>, is still available to let.

Rental income: €165,536/year (excluding charges) + expected rental income on the vacant units (€36,800/year) = €202,336/year. Gross yield : 8,26% (incl. rented vacant units).

Possibility of additional parking (€5,000/pkg outside and €7,000/pkg inside).

These offices are equipped with a low ceiling with integrated lighting, a cable tray along the facades, air conditioning, a kitchenette and a lift.

There is a stop of "De Lijn" just before the Park (4 (Haasrode-Leuven-Herent) and 630 (Haasrode-Leuven Station-Wijgmaal)). The GreenHill Park is easily accessible by car and is less than 5 minutes from the E40 Brussels-Leuven-Liège (exit 23a Haasrode Research). There is also a restaurant with a terrace at the Park.

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

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## Contact



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Non contractual document

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