

GREENHILL G - Invest 1.816 m² - 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 ² to 1.816 m ² |
| 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 ² - Total building |
| Address | Interleuvenlaan 15 G 3001, Leuven |
| Sales price | 2.450.000 € |
| Type of units | Offices |
| Total surface area (m ²) | 1.816 m ² |
| 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 ² /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 1,816m² in size and has a ground floor and 3 upper floors.

The ground and 1st floor, totalling 977,54 m², 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 m², 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 m² of archive space on the -1 floor.

The 3rd floor, 334,77 m², 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).

(Ref : GREENHILL CAMPUS G - Invest 1.816 m² - Total building)

Contact



Steven Sagman

CCO

ss@growners.be

+32 470 10 48 41

Non contractual document

GROWNERS S.A.

Ch. de Louvain 431F

B-1380 Lasne

+32 2 357 33 10

info@growners.be

BE0860.002.790

