

## RIVERSIDE - E / R1.1 + R2.1 RENT



### Characteristics of the property

Name	RIVERSIDE - E
Address	Boulevard International 55 / E
Town	1070 Anderlecht
Flood zone	not located in a flood zone
Year of construction	1990
Price range	From 228.000 € to 850.000 €
Surface area range	From 240 m <sup>2</sup> to 765 m <sup>2</sup>
Number of floors	2
Unit(s) type	Mixed spaces, Offices
Soil certificate	Yes
Elevator	Yes
Heating type	Gas
Air conditioning	Yes
Access control	Yes
Outdoor parking	Yes

## Property features

Reference	RIVERSIDE - E / R1.1 + R2.1 RENT
Address	Boulevard International 55 / E 1070, Anderlecht
Rent €/m <sup>2</sup> /year	125 €
Annual rent	95.640 €
Monthly rent	7.970 €
Type of units	Offices
Total surface area (m <sup>2</sup> )	765 m <sup>2</sup>
Floor	1 + 2
Available	Immediately
Outdoor parking €/pkg/year	750 €
EPB (kWh/m <sup>2</sup> /year)	196
EPB (class)	C
Purchase opportunity	842.000 €

## Description

**\*\* DIRECT FROM THE OWNER \*\*** - Modern office building located in the Riverside Business Park in Anderlecht. 525m<sup>2</sup> of offices on the 1st floor communicating via an internal staircase with 240m<sup>2</sup> of offices on the 2nd floor, with airco, plain carpet, false ceilings and cable trays. Shared toilet and kitchenette.

Very good accessibility : close to the Ring (exit 17) at Drogenbos, near Brussels, and within walking distance of the train (Forest-Midi) and the Metro ""La Roue"".

Possibility of outdoor parking spaces and other surfaces available.

(Ref: Riverside - E / R1.1 & R2.1)

## Contact



**Steven Sagman**

CCO

[ss@growners.be](mailto: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

