

## RIVERSIDE - G / Invest 866 m<sup>2</sup> - Units L1.1 + L2.1



### Characteristics of the property

Name	RIVERSIDE - G
Address	Boulevard International 55 / G
Town	1070 Anderlecht
Flood zone	not located in a flood zone
Year of construction	1990
Price range	From 700.000 € to 1.580.000 €
Surface area range	From 585 m <sup>2</sup> to 866 m <sup>2</sup>
Number of floors	2
Unit(s) type	Offices, Mixed spaces
Soil certificate	Yes
Elevator	Yes
Heating type	Gas
Air conditioning	Yes
Access control	Yes
Outdoor parking	Yes

Property features

Reference	RIVERSIDE - G / Invest 866 m² - Units L1.1 + L2.1
Address	Boulevard International 55 / G 1070, Anderlecht
Sales price	1.580.000 €
Type of units	Offices
Total surface area (m²)	866 m²
Floor	1+2
Available	at the contract
Number of outdoor parking(s)	25
Gross yield (%)	7,02
Yearly income	110.963 €
Initial lease term	6-9
EPB (kWh/m²/year)	240
EPB (class)	C-
Elevator	Yes
Kitchen	Yes
Toilets	shared

## Description

**\*\*DIRECTLY FROM OWNER\*\*** - Modern office building located in the Riverside Business Park in Anderlecht with 585m<sup>2</sup> offices on the first floor and 281m<sup>2</sup> on the second floor. Equipped with double glazing and aluminum windows and partly with air conditioning, carpet, lowered ceiling, raised floor and cable ducts. Common kitchenette available.

Leased to a single tenant. Initial lease term: 6/9. Annual rent: 110.963€. Gross yield: 7%. 25 outdoor parking spaces included.

This Park is located near the Ring (exit 17), a breath from Brussels, and within walking distance you will find the Train (Vorst-Zuid). There is a shuttle service to and from Brussels South train station. Metro 1B Het Rad is within walking distance. (Ref : Riverside Business Park G – Invest – L1.1 + L2.1)

## Contact



### Peter De Waele

Investment & Sales Advisor

[pdw@growners.be](mailto:pdw@growners.be)

+32 473 38 02 92

Non contractual document

### GROWNERS S.A.

Ch. de Louvain 431F

B-1380 Lasne

+32 2 357 33 10

[info@growners.be](mailto:info@growners.be)

BE0860.002.790

