

## WATERLOO OFFICE PARK (O) - INVEST 1598 m<sup>2</sup> - R01 + R11



### Characteristics of the property

Name	WATERLOO OFFICE PARK (O)
Address	Drève Richelle 161/O
Town	1410 Waterloo
Year of construction	1997
Price	3.350.000 €
Area surface	1.598 m <sup>2</sup>
Number of floors	2
Unit(s) type	Offices, Archives
Elevator	Yes
Heating type	Gas
Air conditioning	Yes
Access control	Yes

## Property features

Reference	WATERLOO OFFICE PARK (O) - INVEST 1598 m <sup>2</sup> - R01 + R11
Address	Drève Richelle 161/O 1410, Waterloo
Sales price	3.350.000 €
Type of units	Offices, Archives
Total surface area (m <sup>2</sup> )	1.598 m <sup>2</sup>
Floor	0+1
Available	at the contract
Access control	Yes
Number of indoor parking(s)	45
Number of outdoor parking(s)	2
Gross yield (%)	8,35
Yearly income	279.559 €
Initial lease term	9 years
Elevator	Yes

## Description

DIRECT FROM OWNER – WATERLOO OFFICE PARK WATERLOO Great investment opportunity on the ground –and 1th floor of an modern office building situated in the pleasant and spacious Waterloo Office Park.

Well known tenant, present in the building since 2011.

1.598m<sup>2</sup> open- and individual office space, kitchen and meeting room. Archives: 109 m<sup>2</sup>. 45 int. and 2 ext.parking's included.

Initial lease term: 9 years. Indexed rental income : 279.559 €/yr (excluding charges). Gross yield: 8,35%.

Easy access by Ring and different motorways.

Contact us for more information. (Ref : WOP O - INVEST 1.598 m<sup>2</sup> - R01 + R11)

## Contact



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Non contractual document

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