

## WOLUWE HEIGHTS – Invest 1.078 m<sup>2</sup>



### Characteristics of the property

Name	WOLUWE HEIGHTS
Address	Avenue des Communautés 110
Town	1200 Woluwé-Saint-Lambert
Flood zone	not located in a flood zone
Year of construction	2004
Price range	From 450.000 € to 4.000.000 €
Surface area range	From 293 m <sup>2</sup> to 2.066 m <sup>2</sup>
Number of floors	5
Unit(s) type	Offices, Archives
Elevator	Yes
Heating type	Gas
Air conditioning	Yes
Access control	Yes

## Property features

Reference	WOLUWE HEIGHTS - Invest 1.078 m <sup>2</sup>
Address	Avenue des Communautés 110 1200, Woluwé-Saint-Lambert
Sales price	2.500.000 €
Type of units	Offices, Archives
Total surface area (m <sup>2</sup> )	1.078 m <sup>2</sup>
Archives surface (m <sup>2</sup> )	113 m <sup>2</sup>
Disabled access	Yes
Floor	5
Available	at the contract
Access control	Yes
Alarm	Yes
Number of indoor parking(s)	24
Gross yield (%)	5,83
Yearly income	145.672 €
Initial lease term	6-9
EPB (kWh/m <sup>2</sup> /year)	284
EPB (class)	D
Elevator	Yes

## Description

**\*\*DIRECT FROM THE OWNER\*\*** – WOLUWE HEIGHTS (1200 BRUSSELS) – Great investment opportunity on the 5th floor of an independent prestigious modern office building. Built in 2004 – offices renovated in 2015.

Well known tenant, present in the building since 2014.

1.078 m<sup>2</sup> open – and individual office space, kitchen, meeting rooms and private terrace. Archives: 113 m<sup>2</sup> (38m<sup>2</sup> + 75m<sup>2</sup>). 24 indoor parking spaces included. Initial lease term: 6/9. Annual rent: 145.672,40 €/yr (excl.charges). Gross yield: 5,83 %.

Bright offices with an excellent view. Access control. Double glazing. Airco. Easy access by public transport, ring road and highway. Shops in the vicinity.

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

(Ref : WH invest 1.078 m<sup>2</sup> – West 5.2 + East 5.1)

## Contact



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Non contractual document

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