

WOLUWE HEIGHTS – Invest 5th floor



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 150.000 € to 4.000.000 €
Surface area range	From 111 m ² to 2.066 m ²
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 5th floor
Address	Avenue des Communautés 110 1200, Woluwé-Saint-Lambert
Sales price	4.000.000 €
Type of units	Offices, Archives
Total surface area (m ²)	2.066 m ²
Archives surface (m ²)	250 m ²
Disabled access	Yes
Floor	5
Available	at the contract
Access control	Yes
Alarm	Yes
Number of indoor parking(s)	24
Gross yield (%)	6,60
Yearly income	263.793 €
Initial lease term	6-9
EPB (kWh/m ² /year)	284
EPB (class)	D
Elevator	Yes

Description

DIRECT FROM THE OWNER – Great investment opportunity on the 5th floor of a high standing office building in Woluwe.

Renowned occupant, tenant in the building since 2014. 1,078 m² (West 5.2 + East 5.1) of bright office space, made up of various individual offices, open spaces, a kitchen, a meeting room, a private terrace + 113 m² (38m² + 75m²) of archives and 24 indoor car parks. Initial lease term: 6/9. Rent: €140,292.70/year.

In addition another 988m² vacant office space (West 5.1 (334m²) + East 5.2 (654m²)) available on the same floor. Potential rent vacant offices: €123,500/yr.

Gross potential yield : 6,60%.

Construction 2004 – offices renovated in 2015. Bright offices with a beautiful view. Access control. Double glazing. Airco.

Good accessibility (public transport, ring road, highway). Shops nearby.

(Ref: WH invest 1,078 m² + vacant 988m²)

Contact



Peter De Waele

Investment & Sales Advisor

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

BE0860.002.790

