

WOLUWE HEIGHTS - Invest 1.078 m²



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 1.158.500 € to 3.000.000 €
Surface area range	From 654 m ² to 1.732 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 1.078 m ²
Address	Avenue des Communautés 110 1200, Woluwé-Saint-Lambert
Sales price	2.000.000 €
Type of units	Offices, Archives
Total surface area (m ²)	1.078 m ²
Archives surface (m ²)	113 m ²
Disabled access	Yes
Floor	5
Available	at the contract
Access control	Yes
Alarm	Yes
Number of indoor parking(s)	24
Yield (%)	7,44
Yearly income	148.808 €
Initial lease term	9 years
EPB (kWh/m ² /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.

1.078m² (2 adjoining lots) open – and individual office space, kitchen, meeting rooms and private terrace. Archives: 113m² (38m² + 75m²). 24 indoor parking spaces included. Lease expiry (unless extended) : 30/09/2032. Annual rent: 148.808 €/yr (excl.charges and without taking into account period of free rent). Gross yield: 7,44 %. Charges and taxes paid by the tenant.

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 Vincent Schobbens on 0476/90.63.28 or by email (vs@sodim.co).

(Ref : WH invest 1.078 m² – West 5.2 + East 5.1)

Contact

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Non contractual document

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