



Naamsesteenweg 232 , 3001 Heverlee

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## For sale - Industrial building

€ 1.789.000

Chemin de la givronde 7, 5030 Gembloux

Ref. 2417815



Number of bedrooms: 10  
Garages: 2  
Availability: at the contract

Surf. Living: 230m<sup>2</sup>  
Surf. Plot: 800m<sup>2</sup>  
Neighbourhood: residential area

PEB/EPB: 222kwh/m<sup>2</sup>/j  
Glazing type: thermic isol.

# Description

Korte beschrijving ENG

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## Financial

Price/m<sup>2</sup>: € 999,00  
VAT applied: No  
Construction value: € 2.002,00  
VAT building: € 10,00  
Value land: € 2.000,00  
Registration rights: € 1,00  
Available: At the contract  
Available date: 25 content.month\_11 2014  
Land registry income: € 1.200,00  
Indexed land registry income: € 2.300,00  
Costs: € 123,00/month  
Charges: € 234,00/m<sup>2</sup>/month  
Rental guarantee: € 888,00 (23 months)  
Servitude: Yes  
Transfer of shares: No  
Land tax: € 111,00  
Investment property: Yes  
Liberal profession possible: Yes

## Building

Surface: 230,00 m<sup>2</sup>  
Fronts: 4  
Construction year: 1999  
Renovation: 2015  
State: New  
Number of floors: 2  
Main area: 100 m<sup>2</sup>  
Front width: 34,00 m  
Outhouse: Yes  
Type roof: Couple roof  
Facade front: Glass  
Facade rear: Aluminium  
Orientation facade: North-east

## Comfort

Furnished: Yes  
Handicap friendly: Yes  
Concierge: Yes

## Location

Environment: Residential area, quiet  
School nearby: 6m  
Shops nearby: 4m  
Public transport nearby: 6m  
Highway nearby: 3m  
Train station nearby: 6m  
City nearby: 6m  
Sport center nearby: 6m

## Terrain

Ground area: 800,00 m<sup>2</sup>  
Ground depth: 33,00 m  
Garden: Yes (600,00 m<sup>2</sup>)

## Layout

Kitchen: Yes, fully fitted  
Studio: 33,00 m<sup>2</sup>  
Shower rooms: 2  
Toilets: 2  
Cellar: Yes

## Technics

compressed air: Yes (315 V)  
Electricity: Yes (, 380 V)  
Phone cables: Yes  
Phone syst.: Yes  
Cabling system: Yes  
Water cleaning installation: Yes  
Septic well: Yes  
Portance floor: 222,00 T/m<sup>2</sup>

## Planning

Destination: Living zone  
Building permission: Yes  
Parcelling permission: Yes  
Right of pre-emption: Yes

Alarm: Yes  
Smoke detector: Yes ()  
Elevator: Yes  
Blinds: Yes  
Air conditioning: Yes

## Specific area

Toilettes M/W: Yes  
Shopfloor: Yes

## Security

Access control: Yes

## Energy

EPC score: 222 kWh/m<sup>2</sup>/year  
EPC total score: kWh/year  
EPC co2 emission: 221  
Double glazing: Yes  
Glazing type: Thermic isol.  
Windows: Aluminium  
Electricity certificate: Yes, conform  
Heating type: Gas (centr. heat.)  
Certificate gas burner: Yes  
Solar panels: Photovoltaic  
Oil tank: 2.109 L

## Quays

Loading: Loading quay

As-built: Yes  
As-built certification: Yes  
Intimation: No  
Flooding area: Potential flood area - delimited  
riverside area  
Summons: Yes  
Ground certificate: Yes  
Eco label: Yes

## Parking

Garage: 2  
Parkings outside: 2