

Eemsgolaan 7 Groningen

Investment Opportunity



Investment Highlights

- The office building is fully let to **De Staat der Nederlanden** (Dutch Government).
- Occupancy rate is **100%**
- Approx. 4,165 **sqm LFA**
- **100** on site **parking spaces**
- **Rental income** € 601,947 excl. 4% VAT compensation
- **WAULT** to expiry is **1.8** years
- Located at business park **Kranenburg**, which provides easy access onto the **A7** motorway
- Energy label is **A**
- Property is held in **freehold**
- Plot size is **8,002** sqm
- Year of construction is **2001**



Tenancy Schedule

Groningen, Eemsgolaan 7

Reference date tenancy schedule:	01/07/2023
Property	Groningen, Eemsgolaan 7
GRI per annum	€ 601,947
Total LFA	4,165
Parking	100 spaces
WAULT	1.8 years
WAULT-B	1.8 years

Tenant	LFA total	Parking	Lease Start	Lease Break	Lease Expiry	Contract Rent	Term unexpired to break	Term unexpired to expiry	Remaining rent free	Lease terminated
De Staat der Nederlanden	4,165	100	01/05/2020	-	30/04/2025	€ 601,947	1.8	1.8	-	No



Contact

Further information on the sale process will be provided by CBRE or Prime Realty Partners.

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