



## Project Information

## Le Carré Building

Beechavenue 102 -120  
Schiphol-Rijk

To let

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## **Office space in Le Carré building at Park Schiphol-Rijk**

### **Beechavenue 102 – 120, Schiphol-Rijk**

#### Project description

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Approx. 260 sq m office space on the 2<sup>nd</sup> floor and approx. 500 sq m on the 3<sup>rd</sup> floor on a high exposure location along the N196, with the possibility of turnkey delivery. The building is provided with 2 elevators, peak cooling, glass partitioning walls, and a parking garage. Park Schiphol-Rijk is an office park in a well-kept environment with spacious water features and associated green areas. Three hotels are situated at the park, including the Radisson Blu, which includes several meeting facilities and a bar/restaurant. The hotels have shuttle busses from and to Schiphol Airport. Furthermore, CompaNanny is located nearby, which provides a nursery and day-care facility outside of school hours ([www.compananny.nl](http://www.compananny.nl)). Park Schiphol-Rijk has a park management organisation. Characteristic of this organisation is the coordinated, joint use of several facilities on the business park. Services such as maintenance of public and private grounds, green areas, water features, and security are taken care of by the park management on behalf of the Cooperation.

#### Location

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The area is located at the foot of the exit of the A44/A4/A5 highway to Amsterdam, Haarlem, The Hague and Rotterdam, at the new N201.

The location is also easily accessible from the A9 highway and Amstelveen. Schiphol Airport is only a few minutes away by car or public transport. Public transport to and from Park Schiphol-Rijk is operated by ConneXXion and Sernet. The busses have a frequency of every 7 minutes during rush hour, and every 15 minutes outside of rush hour. There are several stops on the park. For further information, go to [www.connexxion.nl](http://www.connexxion.nl).

It is expected that by the end of 2020, a new "Zuidtangent" express bus service will be realised right at the entrance of the park (Fokkerweg/Kruisweg crossing). This high frequency (mostly dedicated bus lane ) service will optimise Schiphol-Rijk's accessibility even further. The so-called 'Knooppunt-Zuid' lies within close proximity to the offices. After completion, the express bus will stop at Knooppunt-Zuid every two minutes and bring you to entire region of Schiphol, Amsterdam and Hoofddorp. For further information, go to [www.vervoerregio.nl](http://www.vervoerregio.nl)

#### Surface area

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At the moment is available:

Approx. 260 sq m office space on the 2<sup>nd</sup> floor.

Approx. 496 sq m office space on the 3<sup>rd</sup> floor.

## Parking

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For the offered office space an ample amount of parking places is available (divided over the parking garage and the parking deck, both closed off by means of a barrier) with a parking norm of 1 parking place per approx. 35 sq m leased office space.

## State of delivery

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The building/ office space features include:

- spacious entrance with mezzanine;
- two elevators;
- fitted with glass partitioning walls and kitchen;
- suspended ceilings with built-in lighting fixtures;
- mechanical ventilation with peak cooling;
- two toilet facilities on each floor.

The building is provided with energy label B.

## Rental price

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The rent for the office space is € 130 per sq m per annum, excluding VAT and service charges. The rent for the parking places is € 750 per place per annum, excluding VAT.

Lessor and Lessee explicitly declare that in determining the rent, the rent level is based on the starting point that Lessee will permanently utilise a minimum percentage as determined by law (or at a later stage to be determined) of the leased space for purposes giving rise to VAT deductions, so that taxed rent may be opted for.

## Service charges

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To be agreed upon.

## Acceptance

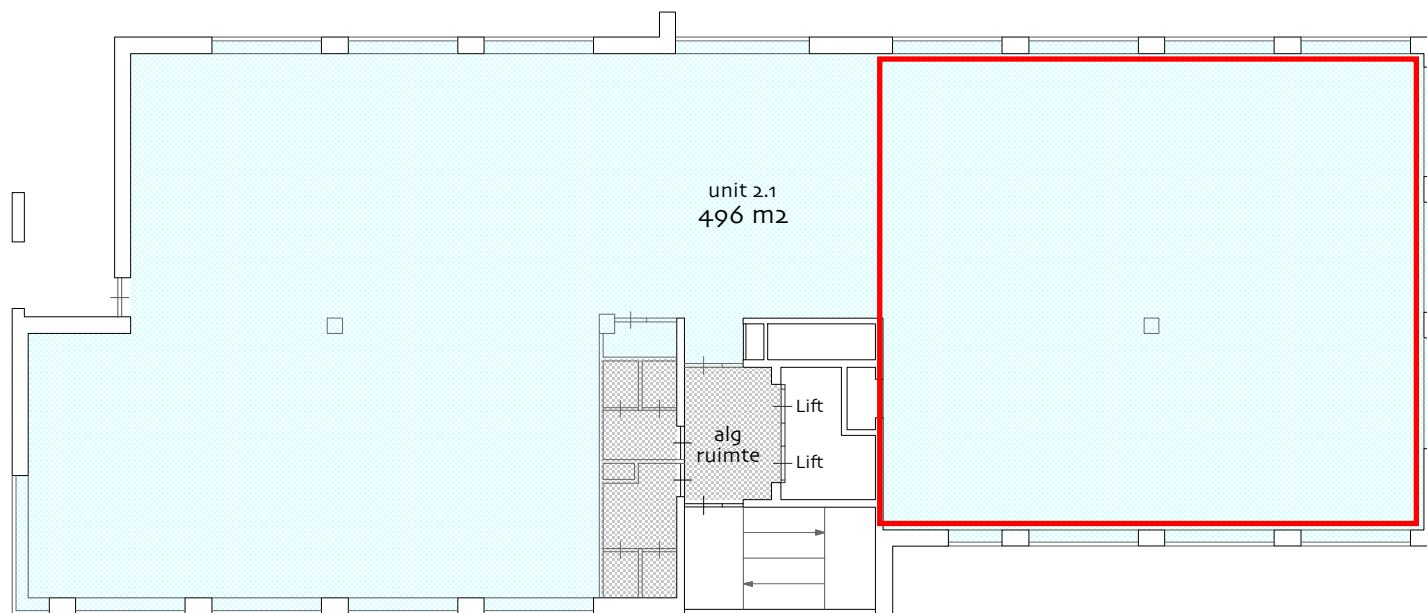
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On short notice.

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object: Beechavenue 102-120

plaats: Schiphol-Rijk

datum: 19 november 2012

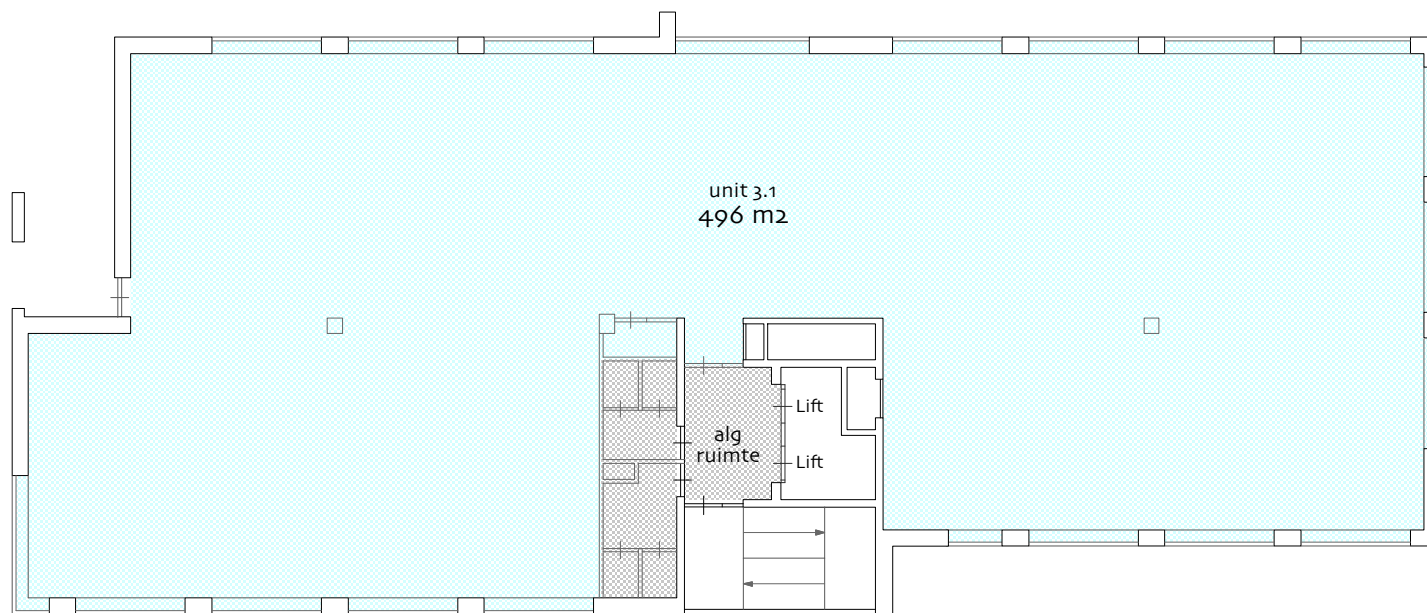
betreft: **VVO per unit**  
**conform NEN 2580**

schaal: 1:200

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NB: de vermelde VVO is  
inclusief toerekening van  
algemene ruimte

2e verdieping



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