



## Project Information

## Spicalaan

Spicalaan 1-59  
Hoofddorp

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## **Office space situated at office park Beukenhorst-Oost in Hoofddorp**

### **Spicalaan 1-59, Hoofddorp**

#### Project description

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Various office spaces from approx. 145 sq m in a modern complex of approx. 11,000 sq m, with a spacious central entrance hall containing a manned reception, a Starbucks coffee corner and a company restaurant. Office concept Smart Office is located on the ground floor of the building. The complex is surrounded by extensive green areas and terraces. The surrounding area offers many facilities, such as hotel Hyatt Place Amsterdam Airport and a NH Hotel. The hotels offer several facilities such as meeting rooms, restaurants, fitness spaces, spa and swimming pools.

#### Location

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With both the new exit to the A4 (Amsterdam-Den Haag-Rotterdam) and the A5 (Haarlem) at only a few car minutes away, the area offers excellent access to major roads. The NS train station is in close proximity as well, and Schiphol Airport is only 10 minutes away by car.

A bus stop for the Zuidtangent bus line is in the direct vicinity of the building. This high speed, dedicated bus lane service connects Haarlem (via Schiphol) to Amsterdam-Zuidoost (line 300) and Nieuw-Vennep to Schiphol Airport and Amsterdam-Zuid WTC (line 397) and guarantees perfect access via public transport. For further information about the Zuidtangent line, go to [www.connexion.nl](http://www.connexion.nl).

#### Surface area

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A total of approx. 5,400 sq m is currently available, divided as follows:

Ground floor:	Smart Office
1 <sup>st</sup> floor – unit 1.3A	approx. 142 sq m
2 <sup>nd</sup> floor – unit 2.1	approx. 1.474 sq m
– unit 2.2	approx. 1,358 sq m
3 <sup>rd</sup> floor – unit 3.1	approx. 1,172 sq m
4 <sup>th</sup> floor – unit 4.1	approx. 1,257 sq m

#### Parking

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Parking places are available based on the very generous parking norm of 1 parking place per approx. 50 sq m office space. These parking places are situated in the secured parking garage below the building.

#### State of delivery

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The building/office space features include:

- spacious entrance with 'manned' reception desk and a Starbucks coffee corner;
- restaurant;
- access control system with camera surveillance;
- alarm system;
- various elevators;
- mechanical ventilation with peak cooling;
- toilet facilities per floor wing;
- suspended ceilings with built-in lighting fixtures;
- meeting rooms.

The building is provided with energy label C.

## Rental price

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The rental price for the office space is € 175 per sq m per year excluding VAT and service charges.

The rental price per parking place is € 1,250 per place per year 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 purpose giving rise to VAT deductions, so that taxed rent may be opted for.

## Service charges

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The service charges are € 60 per sq m per year excluding VAT as an advance payment with a yearly settlement based on actual cost. This includes the use of gas and electricity.

## Acceptance

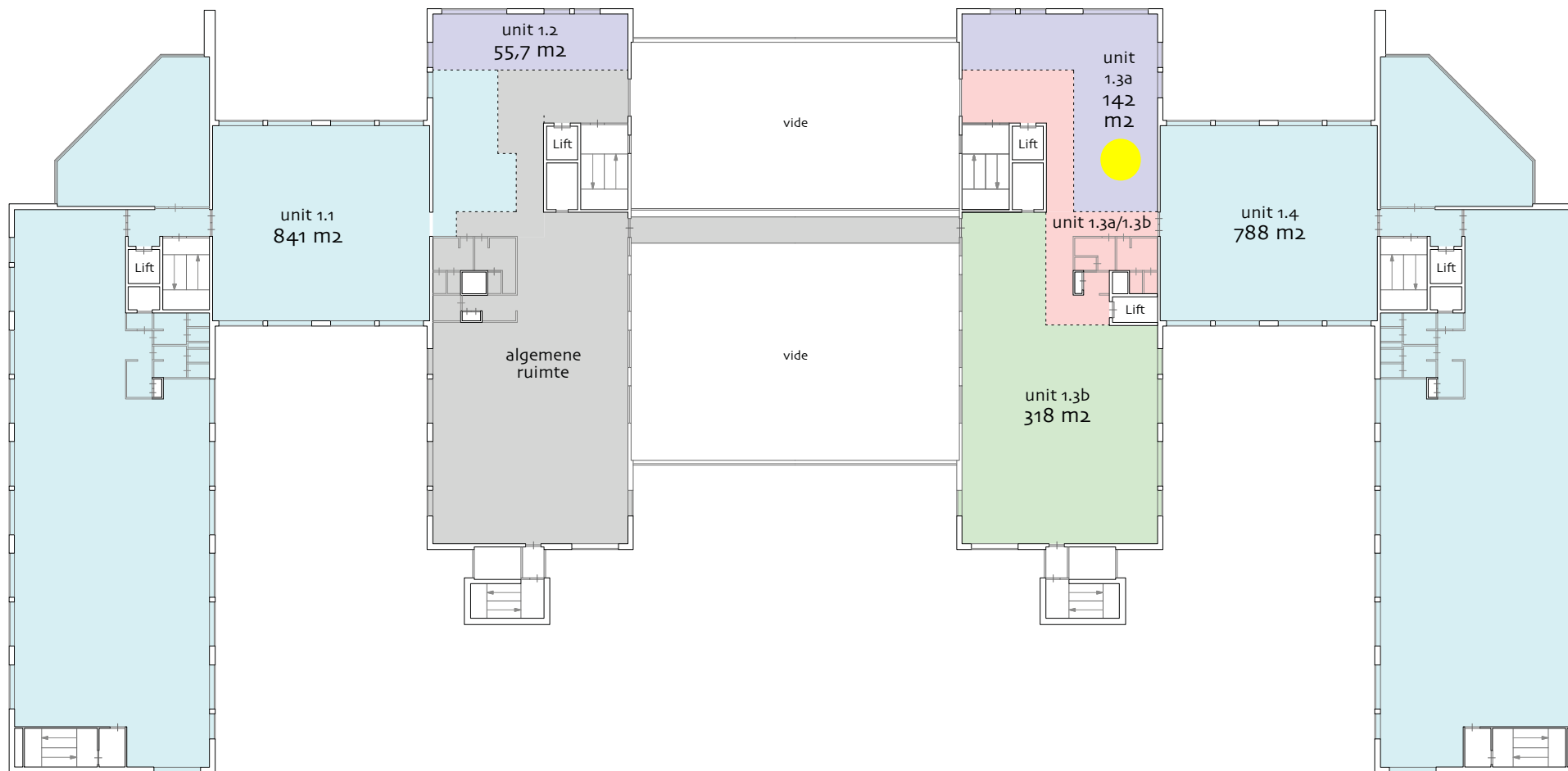
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Immediately.

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object: Spicalaan 1-59  
 plaats: Hoofddorp  
 datum: 16 september 2019  
 betreft: **VVO per unit**  
           **conform NEN 2580**  
 schaal: 1:400

NB: de vermelde VVO is  
 inclusief toerekening van  
 algemene ruimte

1e verdieping



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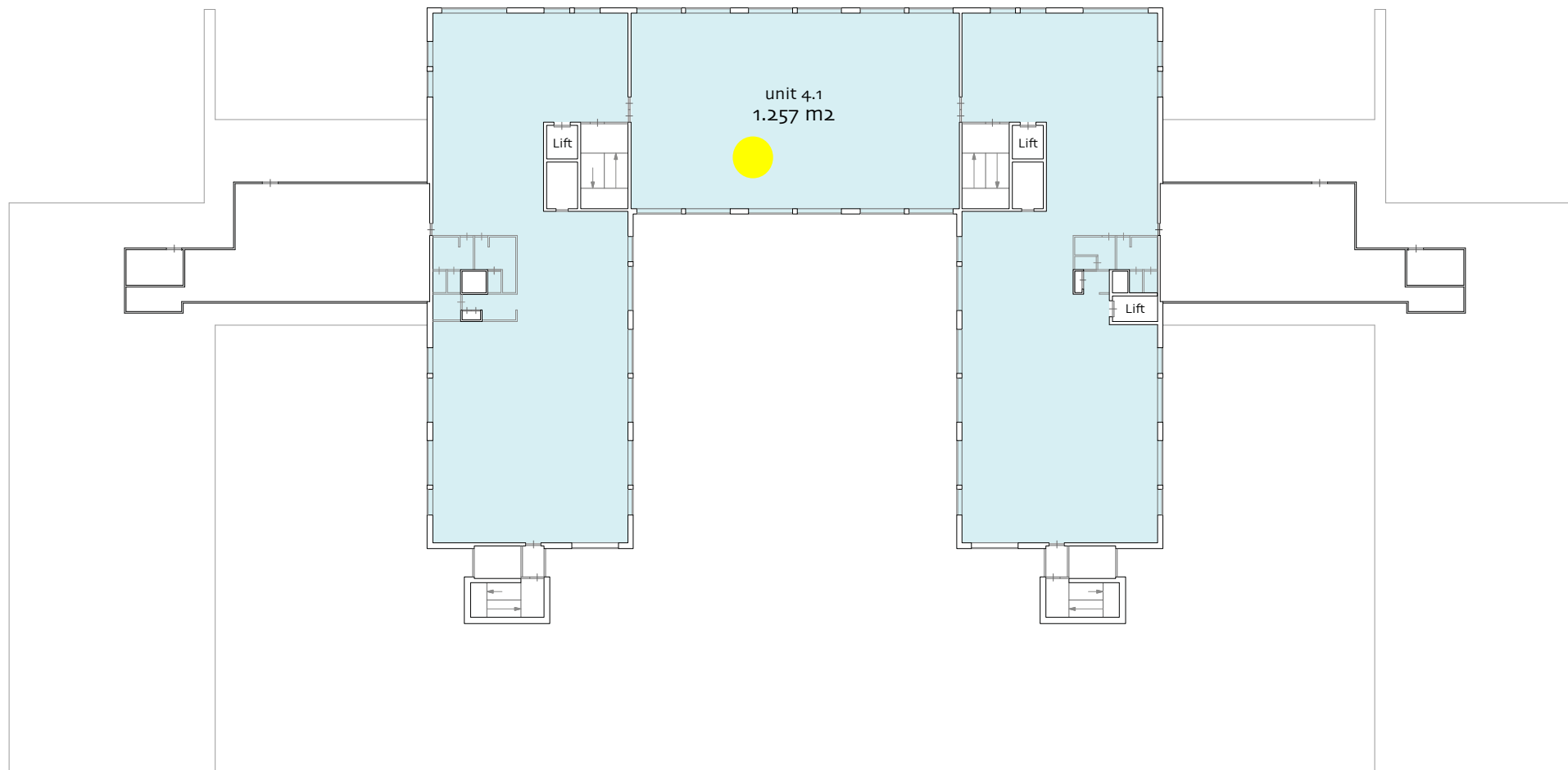
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