



Project Information

Westerdreef

Westerdreef 1
Nieuw-Vennep

To let

Office/showroom combined with small warehouse unit and apartment situated at business park De Pionier in Nieuw-Vennep

Westerdreef 1, Nieuw-Vennep

Project description

Office/showroom space combined with a warehouse unit provided with a central entrance, spacious pantry/cafeteria and an apartment of approx. 160 sq m on the first floor, accessible through a permanent staircase. Situated on business park De Pionier at a short distance of the De Symfonie shopping centre. The parking places are situated on private ground.

Location

Business park De Pionier is easily accessible by car as well as public transport. The park is situated in the direct vicinity of the N207, the provincial road connecting Lisse to Alphen aan de Rijn, close to the exit of the A4/A44 (Amsterdam-Rotterdam-Den Haag). At Nieuw-Vennep, the N207 has an entrance/exit to highways A4 (Amsterdam – Rotterdam) and A44 (Den Haag). This connection ensures great access to Schiphol Airport.

Surface area

The total surface area comprises approx. 705 sq m, divided as follows:

Approx. 495 sq m office/showroom space;

Approx. 50 sq m warehouse space;

Approx. 160 sq m apartment (1st floor).

Parking

Parking places are available on private ground.

Surface area

The office/showroom features include:

- spacious entrance;
- (electric) garage door to warehouse space;
- spacious pantry/cafeteria;
- toilet groups;
- fluorescent light;
- windows that open;
- radiator central heating.

The apartment's features include:

- spacious living room with open kitchen;
- radiator central heating;
- 3 bedrooms;
- bathroom with double [BM1]sinks;
- separate toilet;
- laundry room;
- fireplace;
- sliding doors to spacious outside terrace;
- multiple built-in lighting fixtures.

Rental price

The rent for the office/showroom/warehouse space is € 3,950 per month excluding VAT and service charges.

The rent for the apartment is € 1,100 per month, excluding VAT and service charges.

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

To be agreed upon.

Acceptance

Office/showroom and warehouse space available immediately.
Apartment upon agreement.

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