



Project Information

Breguetlaan

Breguetlaan 32-38
Oude Meer

To let

Office-/warehouse-/showroom space at business park Sky Park in Oude Meer

Breguetlaan 32-38, Oude Meer

Project description

Modernised office pavilion with approx. 860 sq m office-/warehouse-/showroom space situated on the ground floor. The multifunctional space is provided with an overhead door and can be (partly) used as a warehouse or technical space. The small-scale building has a representative look and a spacious central entrance hall with patio. Next to the patio is a canteen which belongs to the tenant on the first floor, which can be shared in consultation, just like the manned reception desk in the central hall.

The business park is located directly at the runway on the east side of Schiphol airport. The park consists of several office and warehouse buildings, which are built in the same style.

Location

The pavilion is located directly at the Fokkerweg and the Waterwolftunnel to Aalsmeer. From the Rijksweg A9 Amstelveen-Schiphol Oost and the Hoofddorp exit of the A4 / A44 and A5, the building is easily accessible in approx. 5 minutes by car via the N201 and/or the Fokkerweg.

A bus stop of bus line 180/181 (Schiphol Circle Line) is located close to the pavilion and departs every 8 minutes from and to Schiphol Airport. It is expected that the HOV (High-quality Public Transport) line (Schiphol-East / Oude Meer / Schiphol-Rijk) is completed mid-2022. During rush hour, 4 bus lines use the bus lane including electric buses from Schipholnet. A total 34 buses per hour run on this bus lane and passengers can travel quickly to and from Schiphol-North, - South and Plaza junctions during rush hour.

Surface area

Approx. 860 sq m office-/warehouse-/showroom space is available on the ground floor. Partitional letting is possible from approx. 350 sq m.

Parking

A large number of parking places can be rented for the available space if desired (16-20 places).

State of delivery

Both the general- and office space are recently modernized and feature includes:

- representative entrance with reception desk and vide;
- new suspended ceilings with LED lighting;
- heating by means of radiators;
- mechanical ventilation with peak cooling;
- cable ducts;
- modern private sanitary facilities.

The warehouse space is provided with an overhead door (2.90 x 2.40 m) with a wicket gate.

The building is provided with energy label A.

Rent level

From € 95 per sq m per year excluding VAT and service charges.

The rental price per parking place is € 750 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 utilize a minimum percentage as determined by law (or at a later stage to be determined) of the leased space for purpose giving right to VAT deductions, so that taxed rent may be opted for.

Service charges

By mutual agreement.

Acceptance

Immediately.

Although BT Makelaars takes due care in compiling all information provided, the accuracy of the content cannot be guaranteed and no rights or obligations can be derived from the information provided.







- renvooi
- bestaande indeling
 - meetlijn bruto vloeroppervlakte
 - ⊕ gemeten plafond hoogte
 - ⊗ vides > 4m²
 - ▨ verticaal verkeer
 - ▩ installatieruimte
 - ▤ stahoogte lager dan 1,5m
 - ▦ glaslijncorrectie
 - ▧ algemene (gedeelde) ruimte
 - ▨ verhuurbaar oppervlak huurdeel

METAVAST

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bouwlaag **1**