



## Projectinformatie

## Luzernestraat

Luzernestraat 19  
Nieuw-Vennep

To let

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## **Office space on Business Park Spoorzicht**

### **Luzernestraat 19, Nieuw-Vennep**

#### **Project description**

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Several small office units from approx. 35 sq m are available in this office building. The building has a luxurious entrance with an intercom system, an elevator and each floor has shared toilets and a shared pantry. Parking spaces are available on private area. The building is situated on Business Park Spoorzicht in Nieuw-Vennep. Since 2012 the area has an entrepreneurs fund BIZ on Spoorzicht (the "BedrijvenInvesteringsZone"). This fund has the purpose to arrange collective security in the area, monitoring road and landscape maintenance and such. Further information can be found on the website [www.bizospoorzicht.nl](http://www.bizospoorzicht.nl).

#### **Location**

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The business park is easy accessible by the Spoorlaan (the connecting road between Hoofddorp and Nieuw-Vennep) and via the nearby highway A4/A44 in the directions of Amsterdam, Haarlem, The Hague and Rotterdam. Amsterdam Schiphol Airport is 10 car minutes away. The NS train station Nieuw-Vennep is situated on walking distance.

#### **Surface area**

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The following spaces (in total approx. 83 sq m) are currently available:

3<sup>rd</sup> floor approx. 48 sq m, including a loggia located at the front of the building;  
3<sup>rd</sup> floor approx. 35 sq m.

#### **Parking**

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Parking places for the office space are available to lessee based on 1 parking place per 60 sq m rented office space.

#### **State of delivery**

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The building/available office space features include:

- luxury entrance;
- an intercom system;
- maintenance lift;
- a big skylight;
- pantry and toilets on each floor;
- radiator central heating;

- cable ducts for electricity, telephone and data cables;
- glass optic fiber.

## Rental price

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The rental price is € 120,- per sq m per year, excluding VAT and service charges.

The rental price for an extra parking place is € 400,- per place per year, 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

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The service charges are € 30,- per sq m per year, excluding VAT based on an advanced payment and a yearly settlement based on actual cost.

The service cost includes:

- gas, water and electricity;
- maintenance of the elevator;
- maintenance of the outside area;
- maintenance of the mechanical ventilation;
- periodic inspection of the fire extinguishers;
- cleaning rainwater drains;
- cleaning of the general areas;
- cleaning the outside of the windows;
- park management.

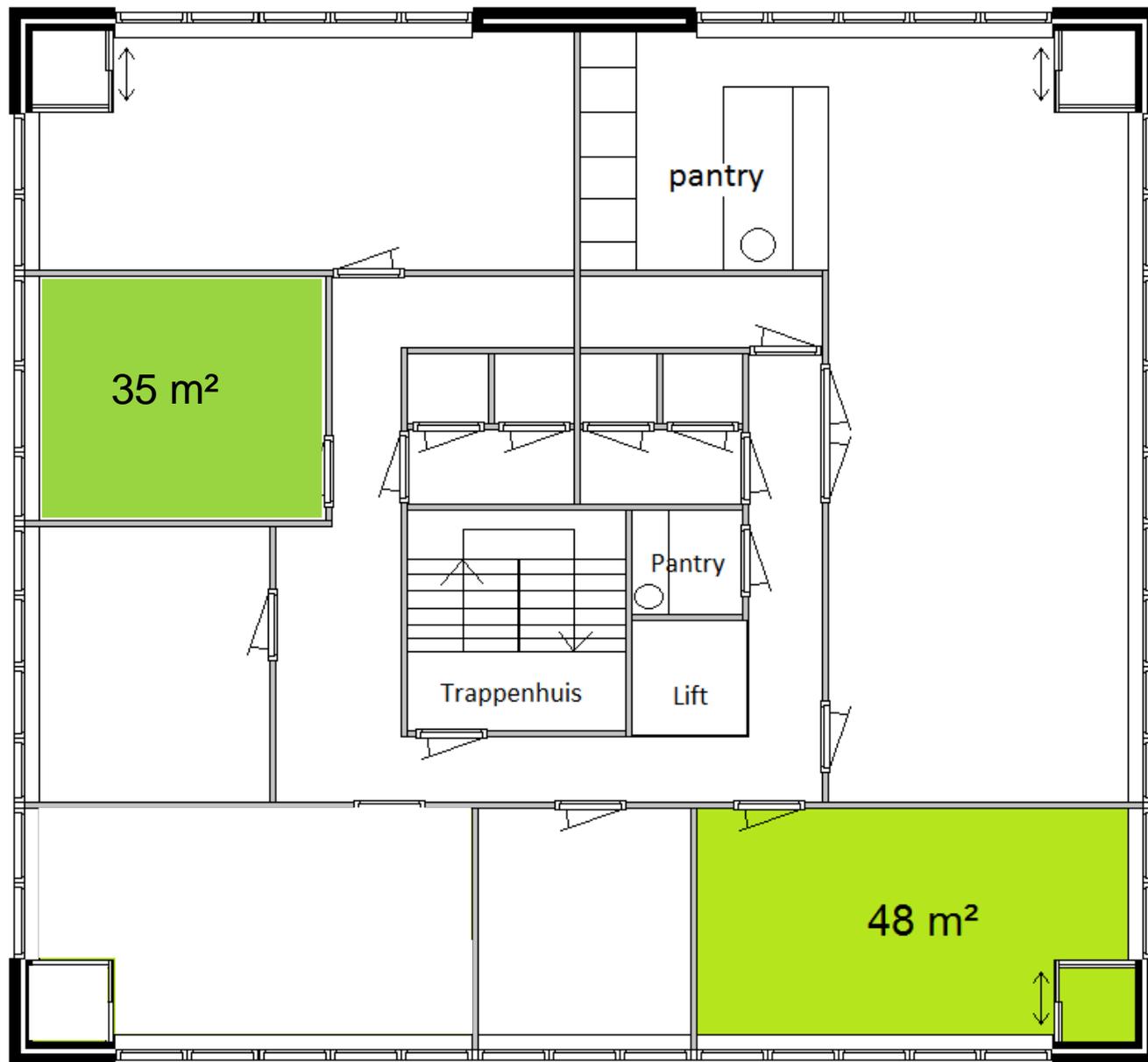
## Acceptance

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Immediately.

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Luzernestraat 19 te Nieuw-Vennep