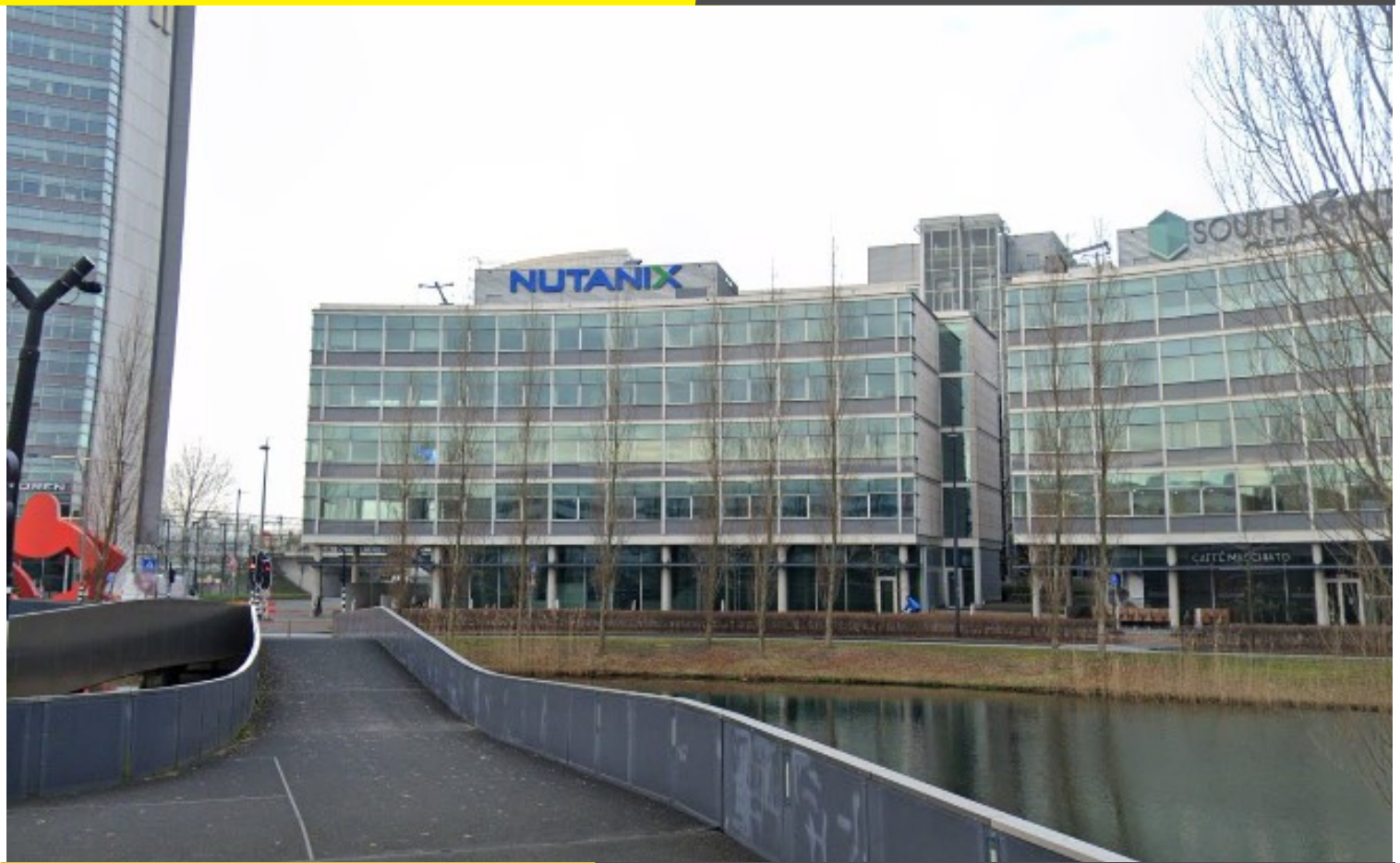




## Project Information

## South Point Offices

Building A  
Scorpius 90 - 110  
Hoofddorp

To let

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## **Office space in a small scale office building in complex South Point Offices situated at office park Beukenhorst-Zuid in Hoofddorp**

### **Scorpius 90 – 110, Hoofddorp**

#### **Project description**

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In Building A of the South Point Offices complex, located next to the Hoofddorp NS railway station, approx. 956 sq m of office space is available situated on the ground floor and the first floor, which are connected by an internal staircase. The ground floor has a clear height of approx. 3,80 m and therefore offers many possibilities for use. The total complex comprises approx. 22,000 sq m, divided over six buildings (A to F) and has various facilities such as outdoor seating, a coffee bar with lunch facility and a garden with a patio where (company) events can be organized. The central entrance and available space is currently being renovated. The office space has a magnificent and unique view: on one side an unobstructed view of the Taurus avenue, on the other side to the station area.

The complex is located on the Beukenhorst-Zuid office park, right next to the Hoofddorp NS railway station. There are many amenities in the immediate vicinity, including the Novotel hotel Hyatt Place Amsterdam Airport, various restaurants, caffè Macchiato, park café Groen and several shops at the NS railway station. Much attention has been paid to water features and greenery in the area.

#### **Location**

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The accessibility of the complex is absolutely excellent with the A4/A44 (Amsterdam - The Hague - Rotterdam), and the A5 motorway just a few minutes away by car. The NS railway station is right next to the building, which is four minutes' train distance from Schiphol Airport station. A stop of the R-Net free bus line, the superfast bus connection between Haarlem via Schiphol to Amsterdam-Zuidoost (line 300) and between Amsterdam Zuid WTC via Schiphol to Nieuw-Vennep (line 397) is located in front of the station. More information about travelling with the R-Net can be found on the website [connexxion.nl](http://connexxion.nl). Schiphol Airport can be reached by car in 10 minutes.

#### **Surface area**

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The total surface area of the building is approx. 2,730 sq m, the following spaces are available:

|                       |   |                         |
|-----------------------|---|-------------------------|
| Ground floor          | : | approx. 372 sq m        |
| 1 <sup>st</sup> floor | : | <u>approx. 584 sq m</u> |
| Total                 | : | approx. 956 sq m        |

These are connected by a spacious internal staircase, so that it is not necessary to use the common space for mutual traffic.

## Parking

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The complex has a very spacious private parking area, closed by a barrier with intercom to the tenants. Parking places can be rented on the basis of 1 place per ca. 50 sq m of leased office space. If available, additional parking places can be rented on a flexible basis.

At the Novotel across the road, additional parking places can be rented on a flexible basis, subject to availability. Finally, additional parking places can also be leased on a subscription basis at the opposite of the building at the P+R car park. It is possible to take out a subscription with the parking organisation P1 for this P+R car park for, for example, 5 days for business use (07.00-19.00) or 24/7. Extensive information about the various possibilities can be found on the website [www.P1.nl](http://www.P1.nl).

## State of delivery

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The building / office space features include:

- representative entrance hall;
- internal sun blinds;
- large windows with windows that open;
- clear height of approx. 3,80 m;
- heating by means of radiators with convector casing;
- raised computer floor on the ground floor;
- cable ducts provided with electricity on the 1<sup>st</sup> floor;
- elevators;
- spacious sanitary facilities on each floor;
- internal stairs between the ground and 1<sup>st</sup> floor;
- pantry on the ground floor;
- kitchen on the 1<sup>st</sup> floor;
- suspended ceilings with LED lighting;
- fiber optic point(s).

The building is provided with energy label B.

## Rental price

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The rental price for the office space is € 195 per sq m per year excluding VAT and service charges.

The rental price for the parking places at the parking area is € 1,450 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 purposes giving right to VAT deductions, so that taxed rent may be opted for.

## Service charges

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The service charges are € 45 per sq m per year excluding VAT as an advance payment with a yearly settlement.

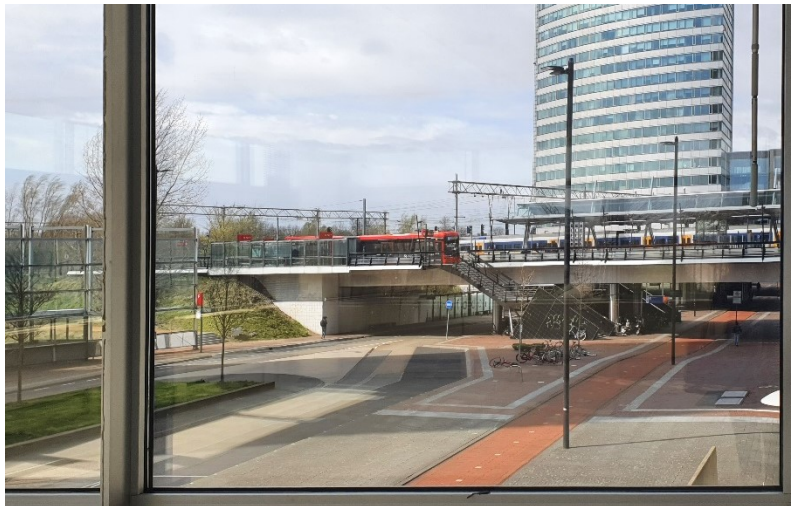
## Acceptance

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In consultation, at short notice.

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.





## ARTIST IMPRESSIONS



A schematic diagram of a continuous beam with four spans. The beam is supported by five vertical supports. The second support from the left is highlighted with a red outline, indicating a failure point. The beam is shown with a slight downward deflection in the spans adjacent to the failed support. The diagram is labeled with 'a)' in the top left corner.

ARCHITECTEN  
Kohn Pedersen Fox Associates (Intl.) PA  
13 Langley Street  
London WC2H 9JG  
tel: 00 44 207 8366668 fax: 00 44 207 4971175

CO-ARCHITECTEN  
Van Overhagen Pickkers Luger  
MuseumLaan 2  
Postbus 2448  
3500 GK Utrecht  
tel: 030 251 1005 fax: 030 254 5210

ADVISEUR INSTALLATIES  
Peter Prins Woerden  
Installatiemanagement  
Maasoord 4  
3448 Bl. Woerden  
tel: 0346 460 330 fax: 0348 483 806

BOUWFYSICA  
Lichtveld Buis & Partners BV  
Maliebaan 97  
Postbus 156  
3500 AD Utrecht  
tel: 030 231 1377 fax: 030 234 1754

uitgangspunt deuropeningen  
= deurbreedte + 80 mm (kozijn + stelruimte)

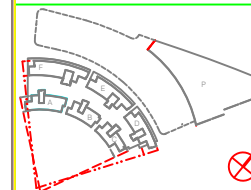
aanduiding brandscheidingen nauwkeuriger

|                                                                                       |              |                                                                                       |                       |
|---------------------------------------------------------------------------------------|--------------|---------------------------------------------------------------------------------------|-----------------------|
|  | beton        |  | isolatie (hardschuim) |
|  | prefab beton |  | isolatie (steenwol)   |
|  | metselwerk   |  | knippunten            |

- Cad tekening, handmatige wijzigingen niet toegestaan  
Alle maten in het werk controleren.

|    |          |                              |  |  |      |
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|    |          |                              |  |  |      |
| 03 | 25.11.99 | gewijzigd                    |  |  |      |
| 02 | 10.09.99 | werktekening ter coördinatie |  |  |      |
| 01 | 24.06.99 | werktekening ter coördinatie |  |  | afm. |
| ed | datum    | omschrijving                 |  |  | get  |

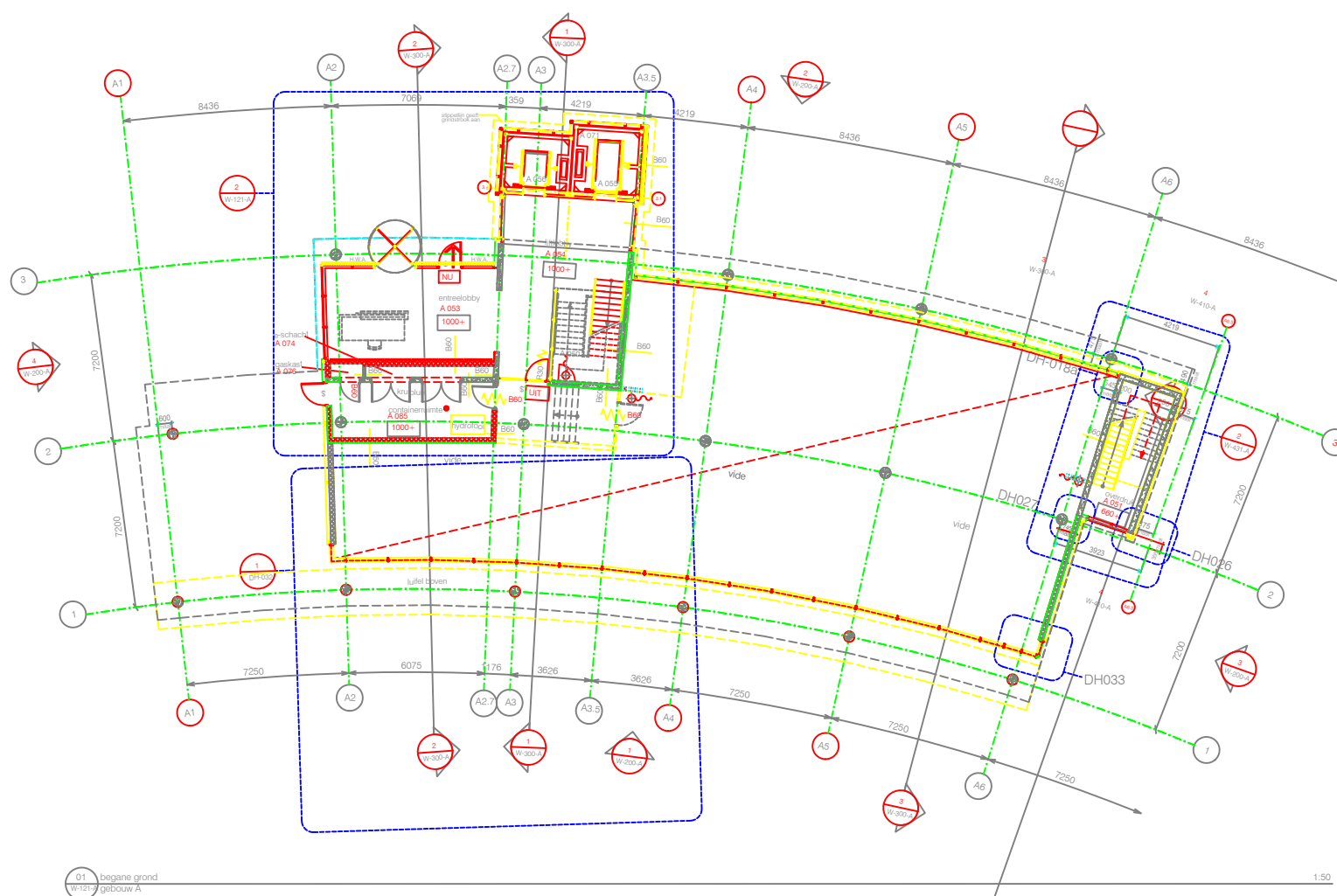
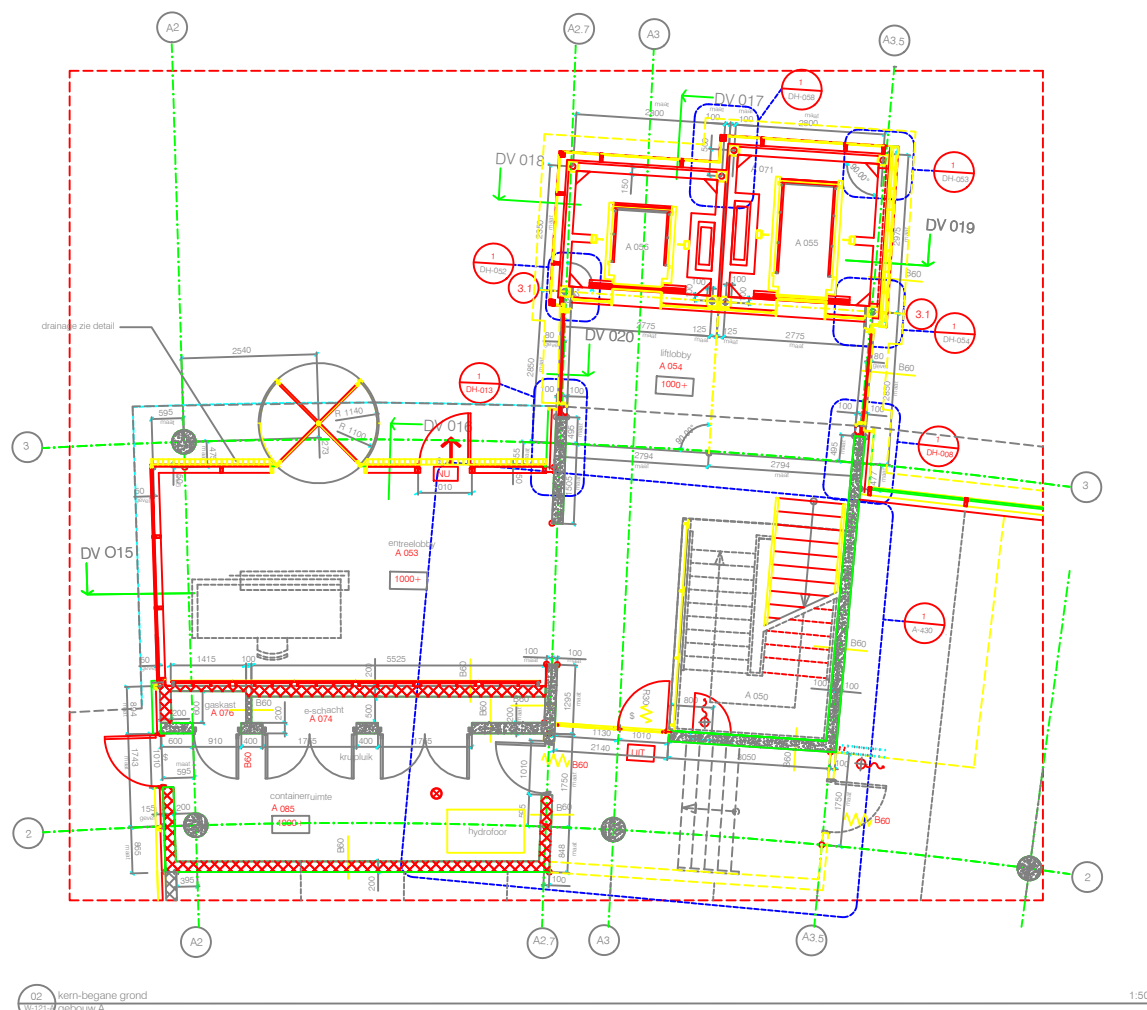
Architects and Planning Consultants

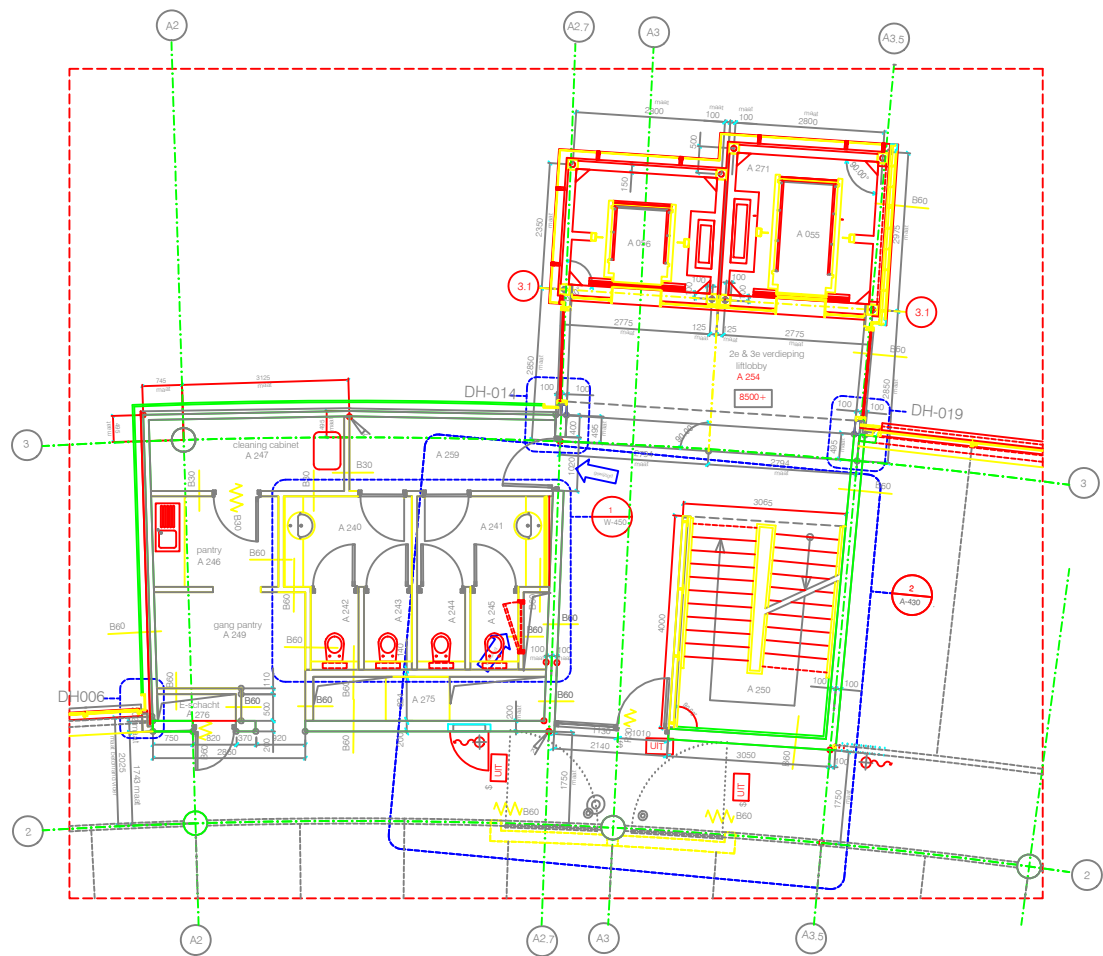


BEGANE GROND  
GEBOUW A

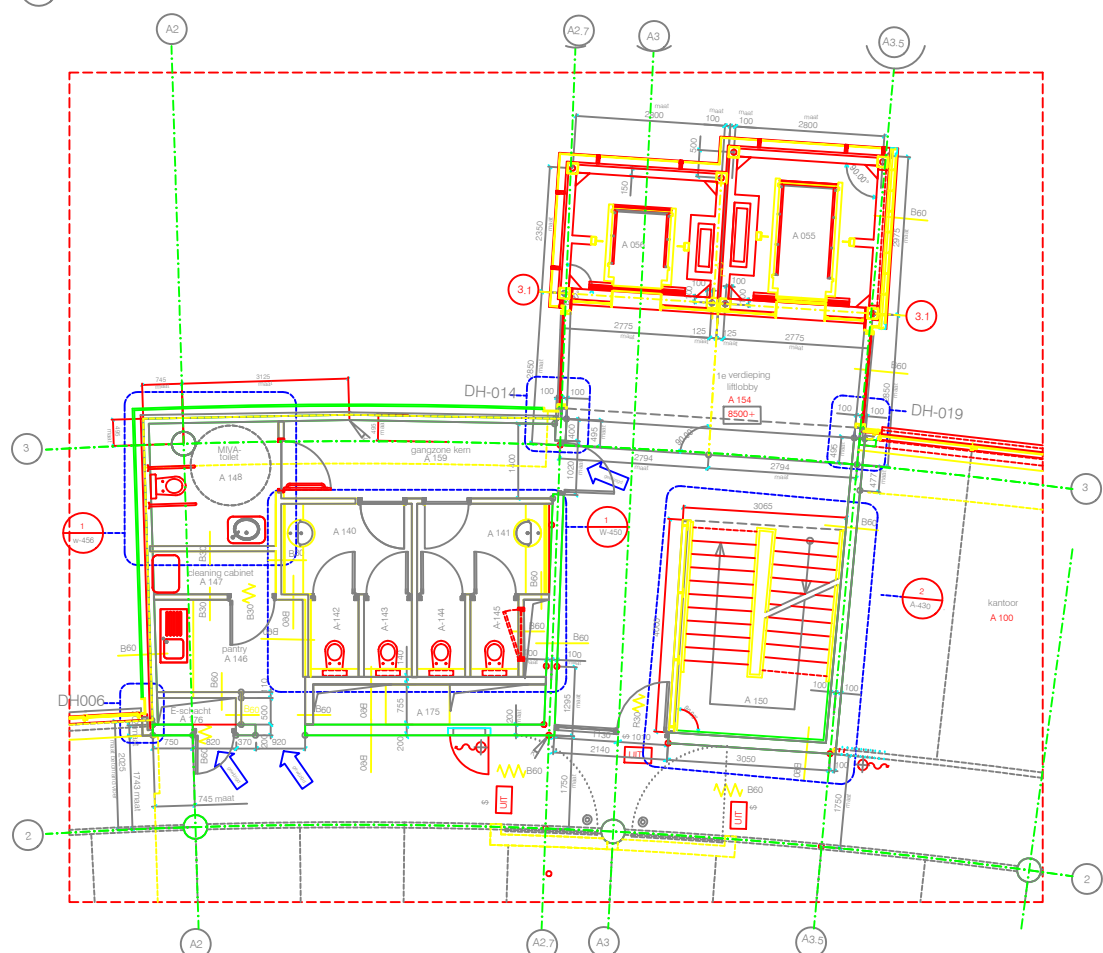
WERKTEKENING TER COÖRDINAT

|                         |                 |        |
|-------------------------|-----------------|--------|
| SCHAAL<br>1:100<br>1:50 | TEKENING NUMMER | EDITIE |
| PROJECT NR.<br>282-02   | W-121-A         | 03     |





3 kern 2e-3e verdieping  
gebouw A



2 kern 1e verdieping  
gebouw A

