



## Project Information

## Aarbergerweg

Aarbergerweg 5-7  
Rijsenhout

To let

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## **New development of a warehouse complex in Rijsenhout**

### **Aarbergerweg 5-7, Rijsenhout**

#### **Project description**

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New development of a warehouse complex of approx. 1,300 sq m warehouse space and approx. 282 sq m office space situated at the Aarbergerweg in Rijsenhout. It is expected that the construction will be completed approx. 8 months after reaching agreement. The complex is, among other things, provided with 6 electrically operated overhead doors, a clear height of approx. 8 m, a smoothly finished concrete floor with a floor load of 2,500 kg/sq m. The construction of a loading dock is negotiable. The state of delivery of the office space will be determined by mutual agreement. The office space will be provided with among other things a suspended ceiling with LED lighting, windows that open, separate sanitary facilities and a pantry. If desired the office space can be expanded. The complex includes 40 parking places situated on private ground.

#### **Location**

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With the realisation of the new exits/entrance to the A4 highway, the complex is easily accessible via exit 3a (Hoofddorp-Zuid, Rijsenhout), and Schiphol Airport will be less than 10 minutes away from the complex.

#### **Surface area**

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Warehouse space:	approx. 1,292 sq m;
Office space:	approx. 282 sq m;
Entrance/storage:	approx. 95 sq m.

Eventual expansion of the office is possible.

#### **Parking**

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The complex includes 40 parking places.

#### **State of delivery**

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The warehouse space features include:

- clear height of approx. 8,00 m;
- 6 electrically operated overhead doors (height approx. 4,20 m);
- heating by means of underfloor heating or gas heaters;
- smoothly finished concrete floor with a floor load of 2,500 kg/sq m;
- LED lighting;
- delivery with a loading dock is negotiable.

The state of delivery for the office unit will be agreed upon but will include at least:

- suspended ceiling with LED lighting;
- windows that open;
- separate sanitary facilities;
- pantry.

## Rental price

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The rental price is:

warehouse space      € 75 per sq m per year;

office space            € 125 per sq m per year;

The rental price is excluding VAT and service charges.

Parking places        € 350 per parking place per year;

The rental price is 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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Lessee has direct connections for the consumption of gas, water, and electricity. Service charges for further services will be determined upon agreement.

## Zoning plan

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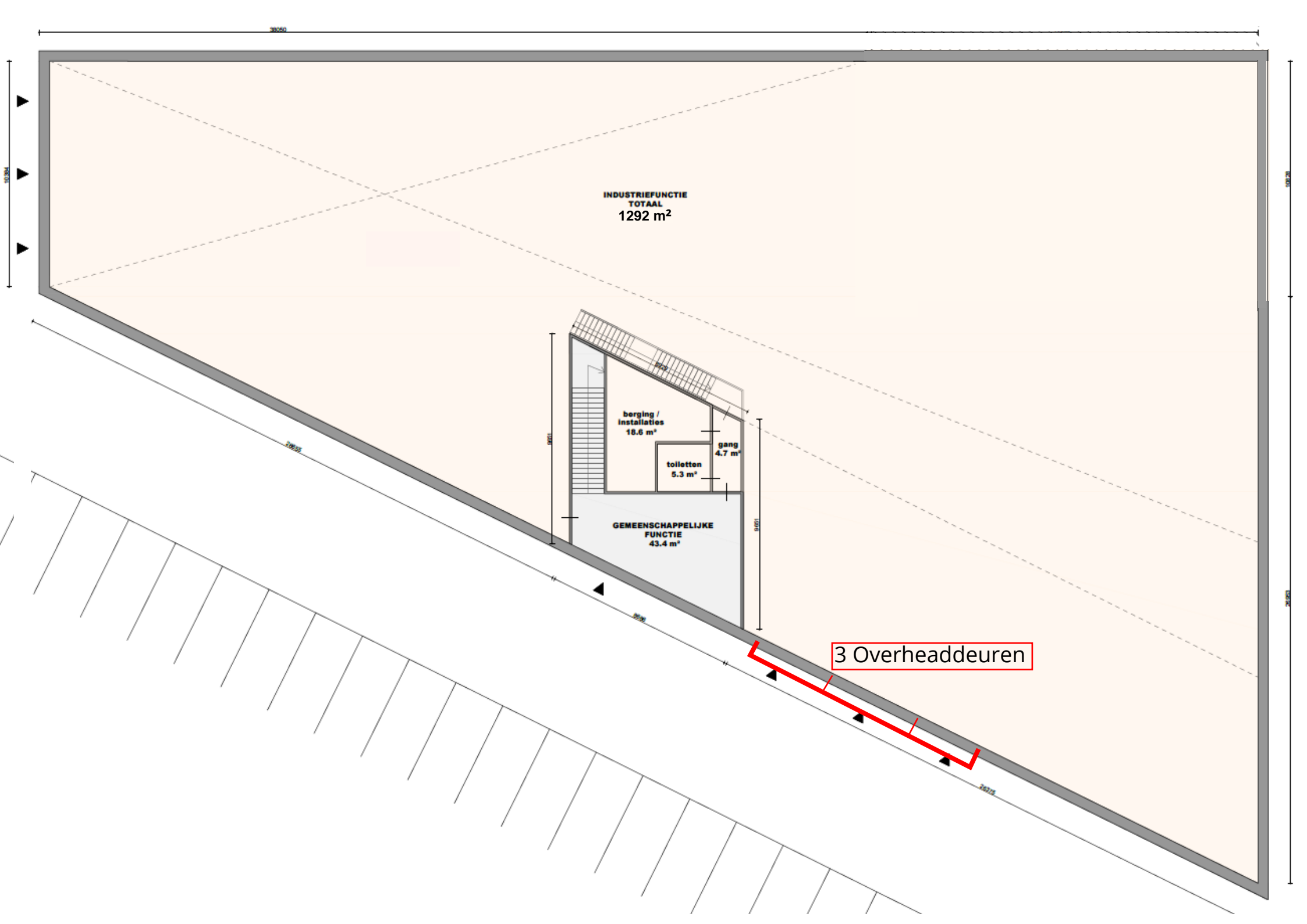
The zoning plan "Rijsenhout en omgeving 2015" is applicable, the use of the land is "Bedrijf" up to category 3.1. A copy of the zoning plan and zoning rules/regulations is available upon request.

## Acceptance

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Approx. 8 months after reaching agreement.

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INDUSTRIEFUNCTIE  
TOTAAL  
1292 m<sup>2</sup>

GEMEENSCHAPPELIJKE  
FUNCTIE  
43.4 m<sup>2</sup>

berging /  
installaties  
18.6 m<sup>2</sup>

gang  
4.7 m<sup>2</sup>

toiletten  
5.3 m<sup>2</sup>

3 Overheaddeuren

