



Project Information

Magnus Plaza

Tupolevlaan 81-99
Schiphol-Rijk

To let

Office units in building Magnus Plaza located at RichPort Park Schiphol-Rijk

Tupolevlaan 81-99, Schiphol-Rijk

Project description

On the second floor in a fully modernized contemporary office building, two office units are currently available with an area of approx. 66 sq m and 96 sq m respectively. The building has a light, spacious entrance hall with a mezzanine in which a seating area and a coffee corner have been created. There are spacious parking facilities available.

RichPort Park Schiphol-Rijk is an office park in a well-kept environment with spacious water features and associated green areas. The area accommodates three hotels, including the Radisson Blu, with various meeting facilities, and a bar/restaurant. The hotels have shuttle bus services from and to Schiphol Airport. Furthermore, CompaNanny has a location on the area, which features a nursery and day-care facilities outside school hours (compananny.nl).

The park has a park management organisation. Characteristic for this organisation is the coordinated, joint use of several facilities on the business park. Services such as maintenance of public and private grounds, green areas, water features, and security are taken care of by the park management on behalf of the Cooperation.

Location

The office park is located at the foot of the exit of the A4/A44/A5 motorway towards Amsterdam, Haarlem, The Hague and Rotterdam on the N201. In addition, the location is easily accessible from the A9 and from Amstelveen. Schiphol Airport and NS railway station Hoofddorp are reachable within a few minutes by car and public transport. Public transport to and from RichPort Park Schiphol-Rijk is provided by Connexxion and R-Net. At the entrance of the park (fokkerweg/Kruisweg intersection), a stone's throw from the offices, is "Knooppunt Schiphol Zuid" where a bus stops every 7 minutes during rush hour and every 15 minutes after rush hour, namely Connexxion Cirkellijn 180/181 and R-Net bus line 340 and from where the entire Schiphol, Amsterdam and Hoofddorp region can be reached via (partly) autonomous bus lanes. Further information can be found on vervoerregio.nl.

Surface area

Currently available on the 2nd floor are:

Unit 2.02 - approx. 96 sq m;

Unit 2.03-2.04 - approx. 66 sq m.

Parking

Unit 2.02 has 2 (two) parking spaces, unit 2.03-2.04 has 1 parking space, these are included in the monthly rental price.

Additional parking spaces are available on request for an additional fee.

State of delivery

The building/office units features include:

- representative entrance with a reception desk and lounge area;
- 2 elevators;
- plasma TV screens featuring directions and news updates;
- internet connection;
- mechanical ventilation with peak cooling;
- renovated sanitary facilities;
- shower in general area;
- luxury joint pantry with various built-in appliances, including a Quooker;
- suspended ceilings with led lighting fixtures;
- floor covering;
- cable ducts for electricity and data cabling.

The building has energy label C.

Rental price/ Service charges

The rental price is:

unit 2.02 € 1,850 per month;

unit 2.03-2.04 € 1,700 per month;

These prices are excluding VAT, including the corresponding parking space(s), service costs (including coffee and tea) and internet. The service costs are included in the rental price and no separate costs are charged for the supply of gas, water and electricity.

For additional parking spaces, the rent is € 80 per place per month, excluding VAT.

For these additional parking spaces, a flexible mutual notice period of 6 months applies.

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.

Acceptance

By mutual agreement.

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