



## Project Information

## Kruisweg

Kruisweg 643-647  
Hoofddorp

To let

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## **Office space in small scale modern office complex in Hoofddorp**

**Kruisweg 643-647, Hoofddorp**

### **Project description**

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Office space of approx. 312 sq m on the 2<sup>nd</sup> floor of a small modern office building at a visible location along the main road (N196). The spaciouly light entrance hall, finished with modern materials, has a representative look. In the immediate vicinity of the building are, amongst other things, a NH Hotel and a Hyatt Hotel. Both hotels offer various facilities such as meeting rooms and restaurants, fitness rooms, spa and swimming pool. The owners and users of the buildings at Airport Business Park De Hoek have set up a park management organisation that looks after the security of the grounds and the maintenance of roads and green areas, amongst other things.

### **Location**

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The building is located at the edge of Airport Business Park De Hoek, at a visible location on the N196. The accessibility is excellent due to its location at the entrance/exit of the A4 (Amsterdam-Den Haag-Rotterdam) and A5 (Haarlem) motorway. The free elevated busline R-Net has a stop (De Hoek Boven) within walking distance. This super-fast bus line runs between Haarlem via Schiphol to Amsterdam-Zuidoost (line 300) and between Nieuw-Vennep via Schiphol to Amsterdam Zuid WTC (line 341) or Amsterdam Centrum (line 397), guaranteeing perfect accessibility by public transport. Further information can be found on [connexxion.nl](http://connexxion.nl).

### **Surface area**

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The total surface area of the building is approx. 2,080 sq m, of which the following unit is currently available:

#### 2<sup>nd</sup> floor

Unit of approx. 312 sq m.

The unit is indicated on the attached drawing.

### **Parking**

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The office space has 15 parking places situated at the parking area behind the building.

## State of delivery

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The building / office space features include:

- representative and spacious entrance;
- elevator and stairs;
- new suspended ceilings with built-in light fittings;
- heating by means of radiators;
- air conditioning with peak cooling;
- windows that open;
- cable ducts;
- automatic sun blinds on the outside;
- double sanitary facilities per floor;
- pantry per floor.

The unit is provided with carpets and partly with glass partitioning walls. In consultation with the lessee, these can be replaced/adapted as desired.

The building is equipped with glass optic fibre, lessee himself has to ensure the conclusion of a subscription with a supplier.

The building has energy label C.

## Rental price

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The rental price for the office is € 125 per sq m per year, excluding VAT and service charges.

The rental price for the parking places is € 1,000 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 € 40 per sq m per year excluding VAT based on at advance payment with a yearly settlement.

## Acceptance

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In consultation.

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