



Project Information

Le Carré B Building Luxury office units

Beechavenue 160
Schiphol-Rijk

To let

Fully furnished luxury office units in office building Le Carré B building at RichPort Park Schiphol-Rijk

Beechavenue 160 Schiphol-Rijk

Project description

Three luxury office spaces, situated on the third floor of a small-scale office building, fully equipped workspaces with, among other things, luxury desks, meeting facilities, sit area, flat screens, plants and decoration. State of the art **"Turn-Key +"** delivery level!

There is a separate shared pantry for the three users, facilitated with all necessary equipment and a breakfast bar. The building is located next to the Park-Inn Radisson hotel and has an view over the runway of Schiphol Airport. The building is equipped with, among other things, a representative entrance, alarm and camera system, digital access control system, sanitary facilities per floor and parking garage. The landlord intends to establish a tenant service point on the ground floor, as well as meeting rooms for shared use.

RichPort Park Schiphol-Rijk is an office park in a very well-maintained environment with spacious water features and accompanying greenery. Three hotels are located in the park, including the Radisson Blu hotel with various meeting facilities and a bar/restaurant. The hotels have shuttle bus services to and from Schiphol Airport. The company CompaNanny also has a branch with a day nursery and after-school care (compananny.nl).

The park also has a park management organisation. Characteristic of this is a coordinated, joint use of all facilities on a business park. Services such as the maintenance of the public and private areas, the greenery and water facilities and security are provided by the park management organisation on behalf of the cooperative.

Location

The business park is located close to the exit of the A44/A4/A5 highway to Amsterdam, Haarlem, The Hague and Rotterdam and the N201. The location is also easily accessible from the A9 highway and Amstelveen. Schiphol Airport and the train station of Hoofddorp are only a few minutes away by car or public transport. Public transport to and from RichPort Park Schiphol-Rijk is operated by Connexxion and R-Net. At the entrance of de park (Fokkerweg/Kruisweg crossing), within close proximity to the offices situates the "junction Schiphol Zuid" where the busses have a frequency of every 7 minutes during rush hour, and every 15 minutes outside of rush hour. With the Connexxion circle line 180/181, the R-Net bus line 340 and the regular bus line the entire region of Schiphol, Amsterdam and Hoofddorp is reachable.

For detailed information, go to vervoerregio.nl.

Parking

There are sufficient parking places available (on the parking deck and in the parking garage underneath the building) on the basis of a parking norm of 1 place per approx. 40 sq m leased office space.

Workplaces / rental price

The rooms have a colour theme which showed in the finishing and detailing.

The number of workplaces as well as the interior is flexible and can be expanded according to the wishes of the tenant.

The mentioned rental prices are including service charges, and the use of gas, water and electricity in the rented space.

<u>Color theme/ Workstations</u>	<u>Rental price per month</u>
Yellow - approx. 6 workstations, conference table	€ 3,650 excl. VAT
Blue - approx. 12 workstations, conference table, sitting area	€ 5,450 excl. VAT
Red - approx. 12 workstations, conference table, sitting area	€ 4,000 excl. VAT

The spaces are indicated on the attached situation sketch.

If desired, the tenant can rent parking spaces in the parking garage located underneath the building. The rental price of the parking spaces is € 80 per place per month excluding VAT; this is not included in the rental price.

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.

State of delivery

The building/office space features include:

- representative entrance;
- 2 elevators;
- alarm system;
- camera system;
- suspended ceilings with LED-lighting;
- peak cooling;
- sanitary facilities on each floor;
- sun blinds.

Service charges

Separate payment of (an advance) service charges does not apply. These costs are included in the rental price.

Acceptance

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.



Office space Yellow/ approx. 6 workstations, conference table:

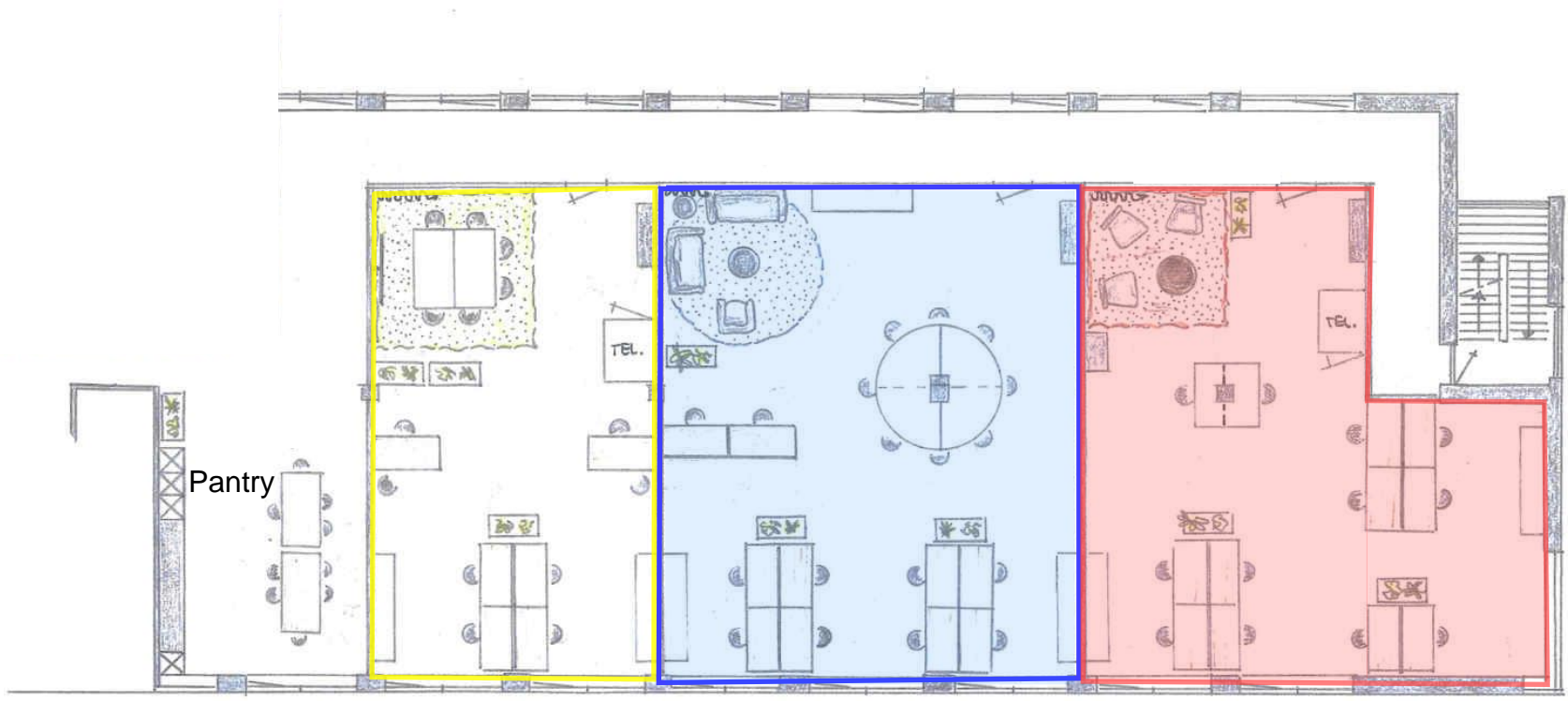


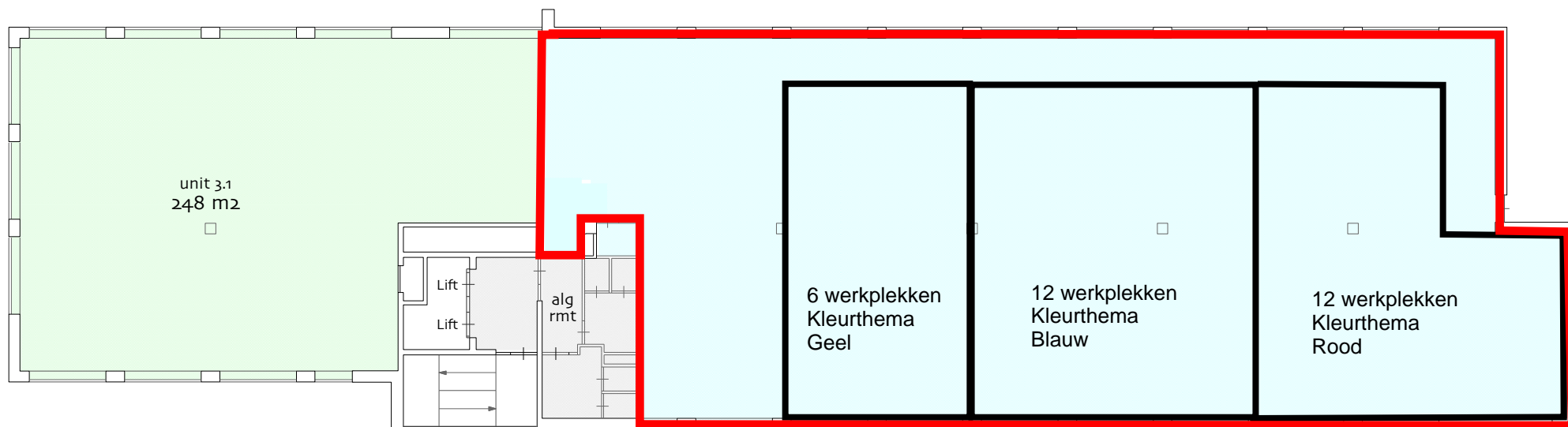
Office space Bleu/ approx. 12 workstations, conference table, sitting area:



Office space Red/ approx. 12 workstations, conference table, sitting area:







object: Beechavenue 162-180

plaats: Schiphol-Rijk

datum: 29 januari 2020

betreft: **VVO per unit**
conform NEN 2580

schaal: 1:225

AeQO Property Support BV | www.aeqo.nl

NB: de vermelde VVO is
inclusief toerekening van
algemene ruimte

3e verdieping