



Project Information

Office spaces Le Carré E

Beechavenue 102 -120
Schiphol-Rijk

To let

Office spaces in Le Carré E building at RichPort Park Schiphol-Rijk

Beechavenue 102 – 120, Schiphol-Rijk

Project description

Office spaces from approx. 225 sq m in a detached small-scale office building at a visible location on the N196. The building is provided with two elevators, peak cooling and a spacious joint parking garage. The office space is basically delivered with a new suspended ceiling with LED lighting, a complete turn-key delivery is also possible. RichPort Park Schiphol-Rijk is an office park in a very well-kept environment with spacious water features and associated green areas. Three hotels are situated in the park, including the Radisson Blu, which offers several meeting facilities and a restaurant. The hotels have shuttle services to and from Schiphol Airport. Furthermore, CompaNanny is located nearby, which provides a nursery and day-care facility outside of school hours (compananny.nl). The park has a park management organisation. Characteristic of 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 businesspark 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 "connection 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 circleline 180/181, the R-Net busline 340 and the regular busline the entire region of Schiphol, Amsterdam and Hoofddorp will be available. For detailed information, go to vervoerregio.nl.

Surface area

The building has a total surface area of approx. 2,309 sq m, the following spaces are available for rent at the moment:

ground floor : approx. 225 sq m
1st floor : approx. 472 sq m
2nd floor : approx. 496 sq m
3rd floor : approx. 496 sq m
4rd floor : approx. 413 sq m

Parking

A total of 74 parking spaces are available at the office building, of which 58 places are situated in de parking garage and 16 places on the parking deck, both are closed off by a barrier. There are 10 charging stations, of which 6 are situated in the parking garage and 4 are situated on the parking deck. Parking places are available on the basis of 1 parking place per approx. 40 sq m of leased office space.

State of delivery

The building/ office space features include:

- spacious entrance with wide;
- two elevators;
- windows that open;
- suspended ceilings with LED-lighting;
- mechanical ventilation with peak cooling;
- two sanitary facilities groups per floor.

The building is provided with energy label B.

Rental price

The rental price for the office space is € 130 per sq m per year, excluding VAT and service charges. The rental price for the parking places is € 950 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

The service charges are € 35 per sq m per year excluding VAT as an advance payment with a yearly settlement based on actual cost.

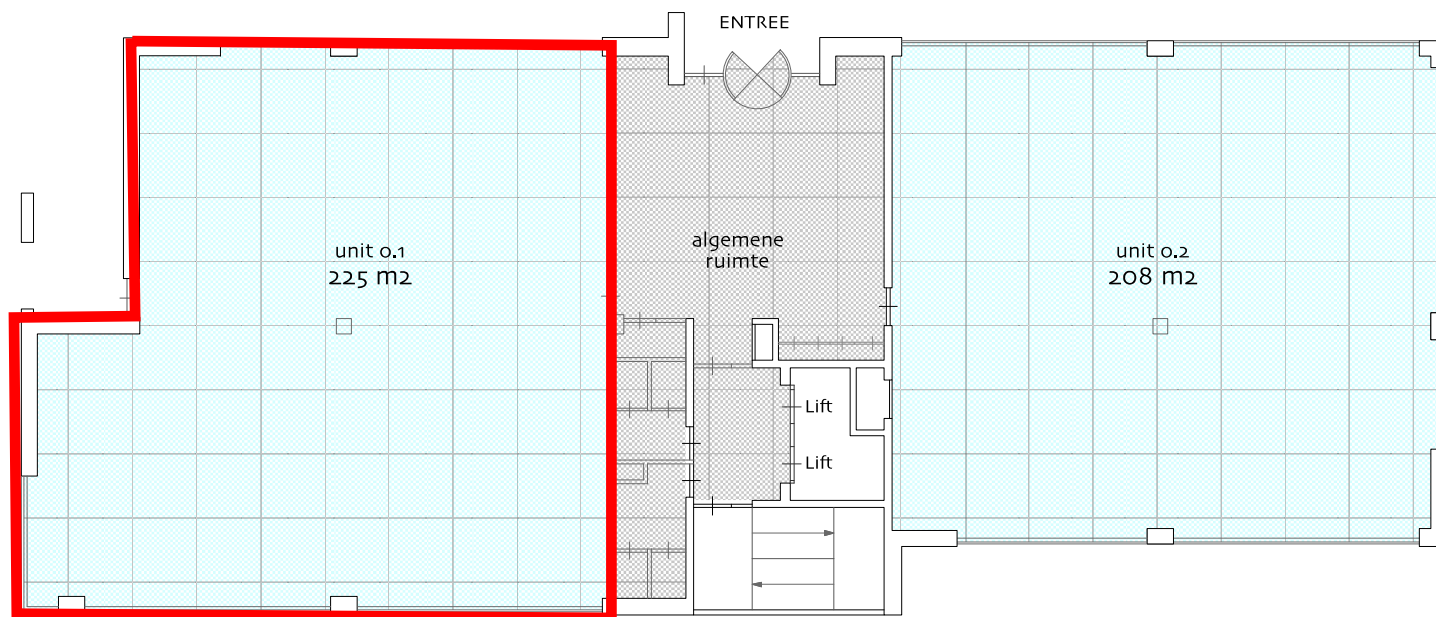
Acceptance

At short notice.

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object: Beechavenue 102-120

plaats: Schiphol-Rijk

datum: 19 november 2012

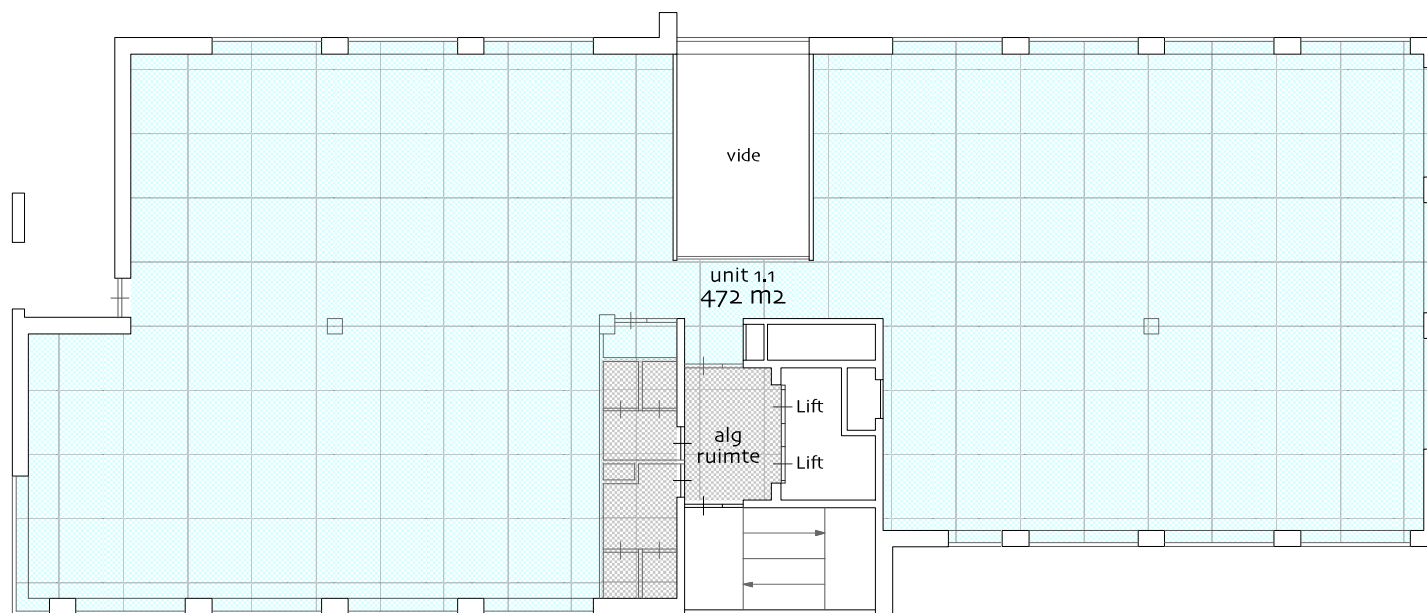
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conform NEN 2580

schaal: 1:200

AeQO Property Support BV | www.aeqo.nl

NB: de vermelde VVO is
inclusief toerekening van
algemene ruimte

begane grond



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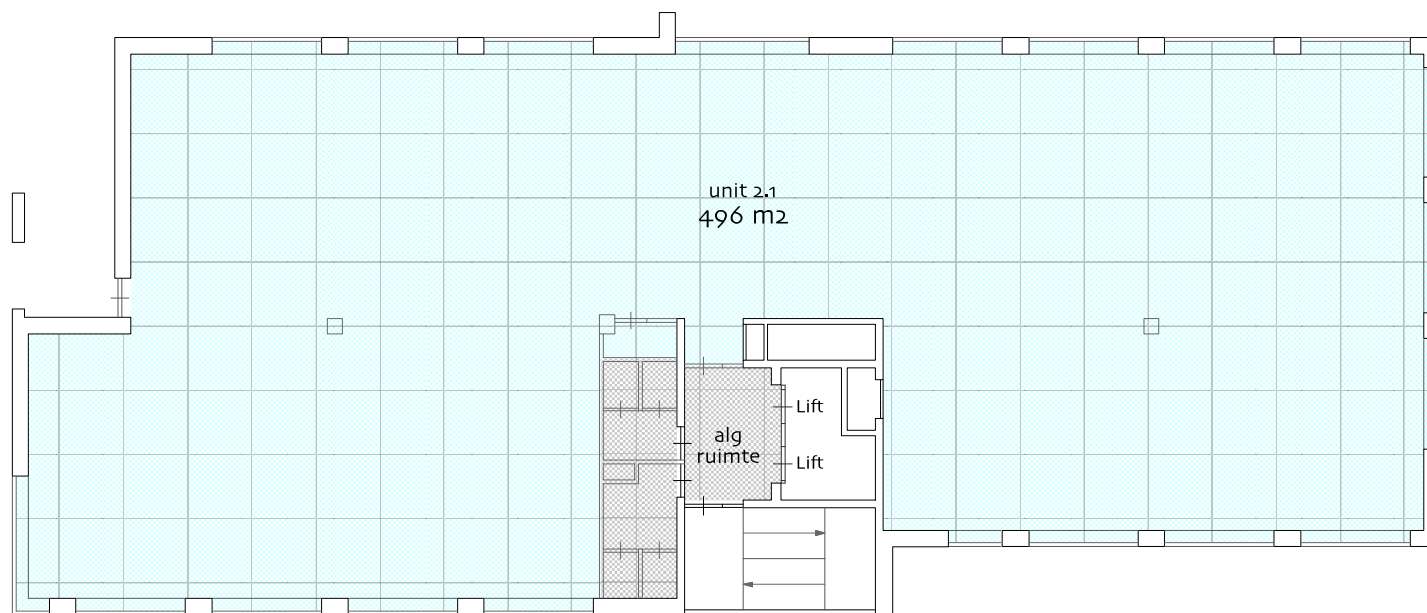
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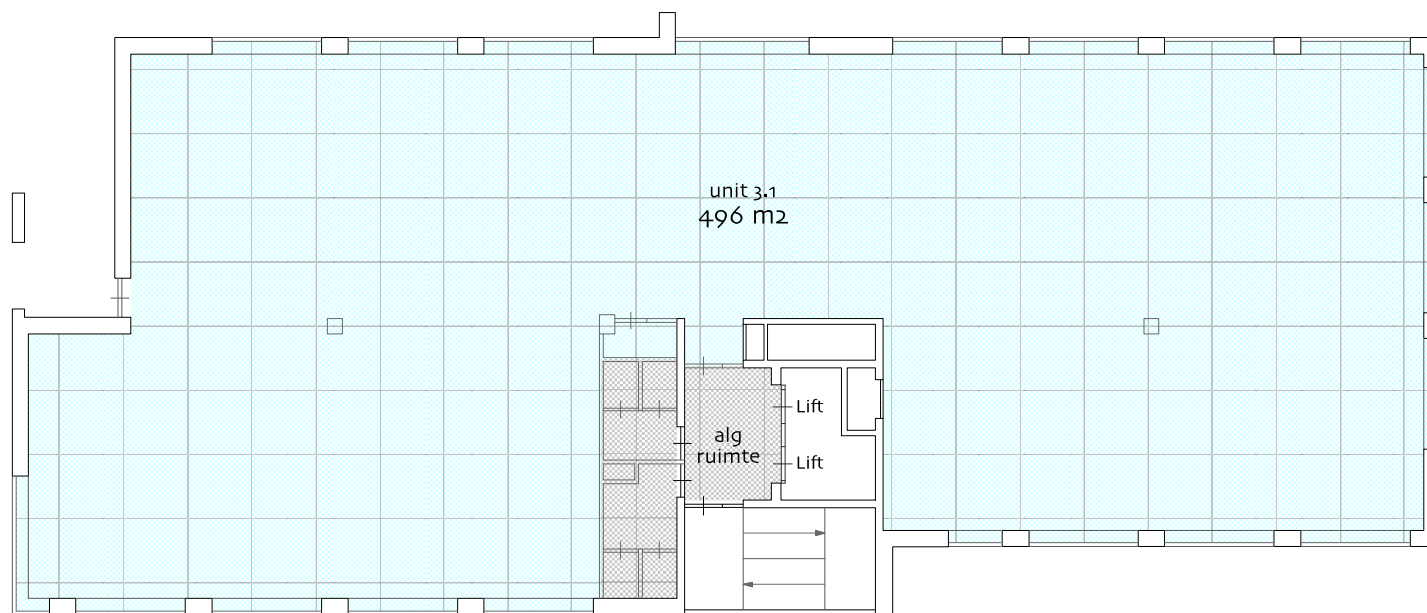
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2e verdieping



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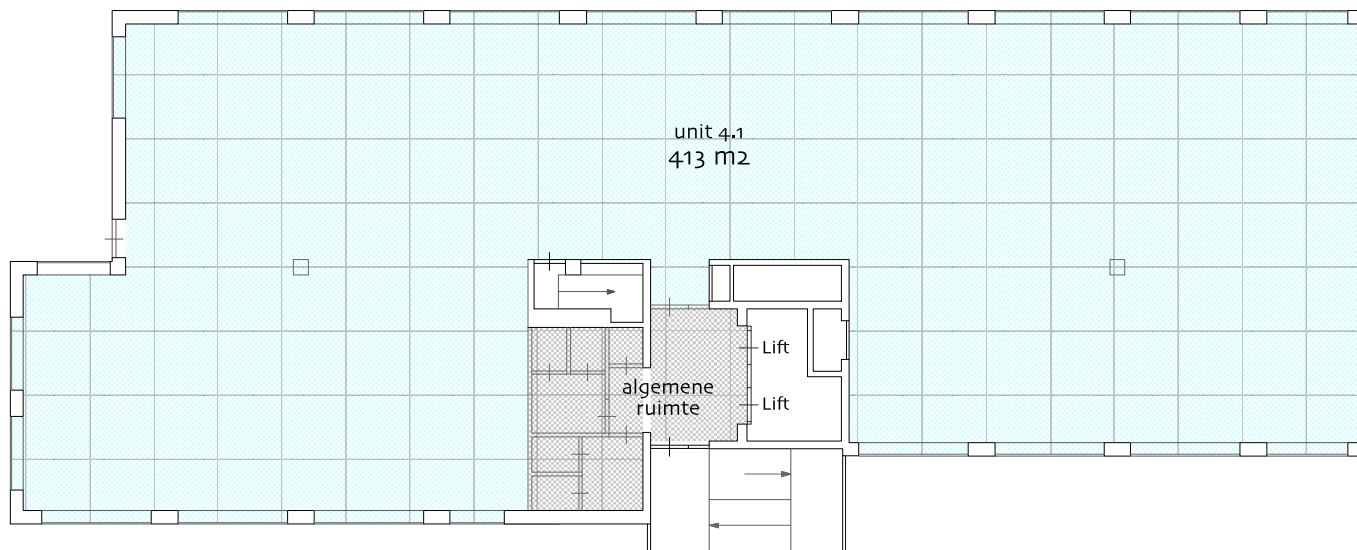
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