



Project Information

Le Carré B Building Office space

Beechavenue 162 - 180
Schiphol-Rijk

To let

Office space in building Le Carré B at RichPort Park Schiphol-Rijk

Beechavenue 162-180 Schiphol-Rijk

Project description

Small-scale office building of approx. 3,880 sq m in total, situated next to the Park-Inn Radisson hotel. On the ground floor approx. 547 sq m, on the 2nd floor there is approx. 281 m and the 4th floor approx. 462 sq m are available for rent. On the 3rd floor of the building luxury fully equipped office units are available. The building has a clear view to Schiphol Airport and is provided with a representative entrance, alarm and camera system, digital access security system, sanitary facilities per floor and parking garage.

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.

Surface area

The total surface area of the building is approx. 3,880 sq m, of which currently is available:

ground floor : approx. 547 sq m;
2nd floor : approx. 281 sq m;
4th floor : approx. 462 sq m.

The 3rd floor of approx. 571 sq m is also available for rent, this floor is divided in 3 luxury fully equipped office units. The units have an annual rental price including service charges, separate project information is available.

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.

The office space on the ground floor has, in addition to the joint entrance from the central hall, its own extra private entrance from the parking area.

The building is provided with energy label C.

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 space 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.

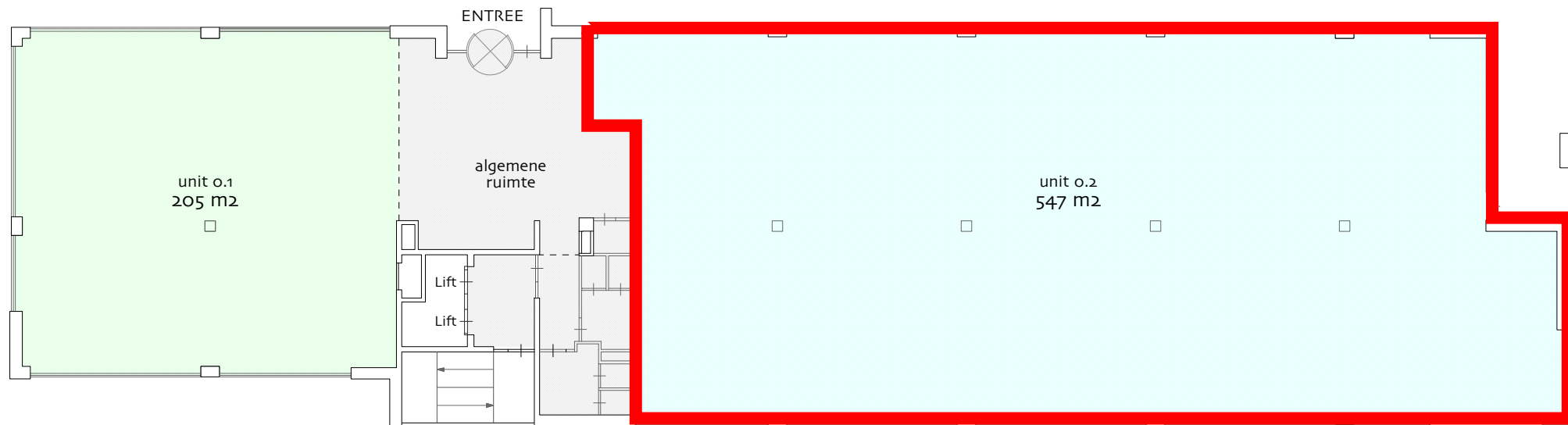
Service charges

The service charges are € 40 per sq m per year excluding VAT as an advance payment with a yearly settlement based on the actual cost.

Acceptance

At short notice.

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object: Beechavenue 162-180

plaats: Schiphol-Rijk

datum: 29 januari 2020

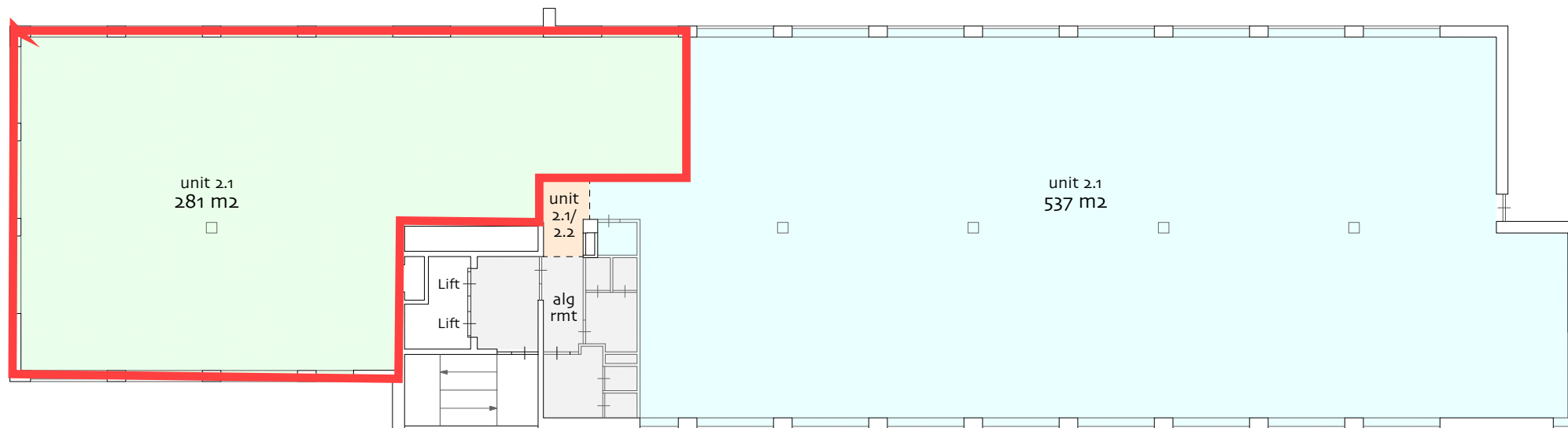
betreft: **VVO per unit**
conform NEN 2580

schaal: 1:225

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NB: de vermelde VVO is
inclusief toerekening van
algemene ruimte

begane grond



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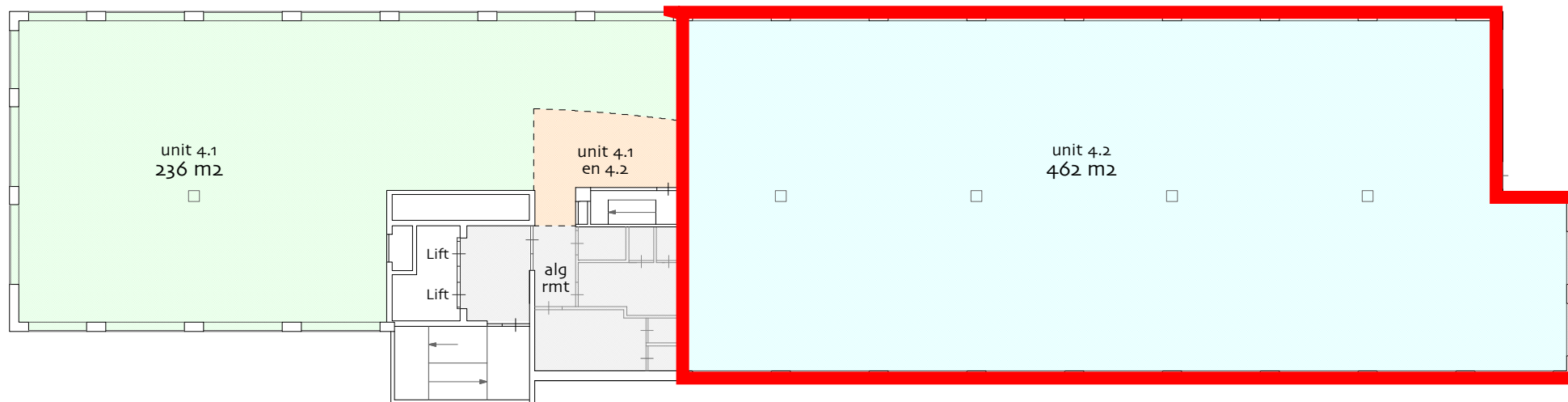
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2e verdieping



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