



Project information

Jadelaan

Jadelaan 14 - 20
Hoofddorp

To let

Modern multifunctional office building on business park Graan voor Visch in Hoofddorp

Jadelaan 14 - 20 in Hoofddorp

Project description

Representative modern complex with a total surface area of approx. 4,215 sq m. The building is completely renovated, all installations are replaced and the general areas are provided with LED-lighting and PVC-flooring. There are several possibilities to combine the office spaces, on the ground floor and mezzanine and office wings can be created with a joint entrance, possibly in combination with the various units on the 1st and 2nd floor. The office spaces are provided with ceilings, carpeting, partitioning walls etc. A beautiful pond is created on the ground floor. The complex has its own parking garage with approx. 500 parking places.

The building is situated on business park Graan voor Visch along the Hoofddorp ring road. The bus stop at the Hoofdweg lies at approx. 5 minutes walking distance and the shopping mall lies at approx. 7 minutes by car. The business park has a great variety of users, including logistics, car companies and wholesale trade, as well as, for instance, offices, schools and some residential functions.

Location

Business park Graan voor Visch offers excellent access from major roads A4/A44/A5 (Amsterdam – Den Haag – Rotterdam). The shopping centre of Hoofddorp lies at a short distance. The proximity of NS train station Hoofddorp ensures great access by train and nearly every bus that comes through the station. The “R-Net” express bus also has two stops on the edge of the business park. This high speed (mostly dedicated bus lane) service connects Haarlem (via Schiphol) to Amsterdam-Zuidoost (line 300) and Nieuw-Vennep to Schiphol Airport and Amsterdam- Zuid WTC (line 310) and guarantees perfect access via public transport. The available unit lies at a 5-minute walking distance from a bus stop. For further information about R-Net, go to the website conneXXion.nl.

Surface area

The complex has a total surface area of approx. 4,215 sq m, the following spaces are available:

ground floor	:	ca. 453 sq m
mezzanine	:	ca. 255 sq m
1 st floor	:	ca. 1,325 sq m

Partitional rent

Partitional rent is possible from approx. 150 sq m.

Example to create an "own" building part:

approx. 708 sq m (with a joint entrance)

ground floor ca. 453 sq m

mezzanine ca. 255 sq m

total ca. 708 sq m

This space can be expanded in various ways

Parking

In the parking garage which belongs to the building there are so many parking places available that (virtually) all parking requirements of the lessee can be met. Around the building public parking places are available.

State of delivery

The office space features include:

- representative entrance;
- elevators;
- pantry's;
- spacious sanitary facilities;
- flexible columns for electricity and data cabling;
- suspended ceiling with LED-lighting;
- carpeting;
- partitioning walls;
- windows that open;
- mechanical ventilation with peak cooling.

The building is provided with energy label B.

Rental price

The rent for the office space is € 130 per sq m per year excluding VAT and service charges.

The rent for parking places is € 850 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.

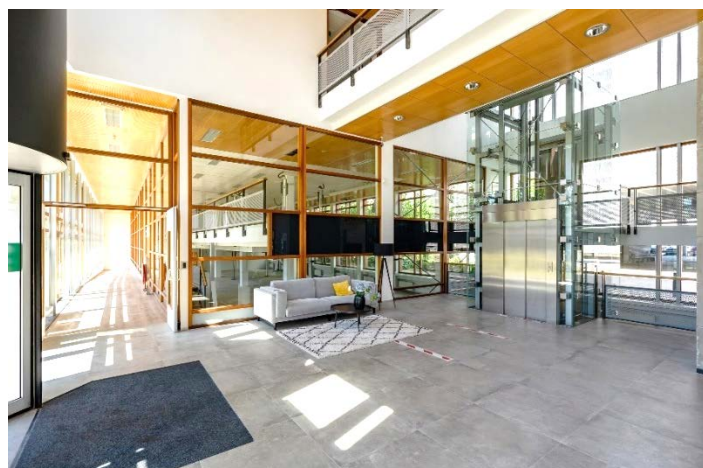
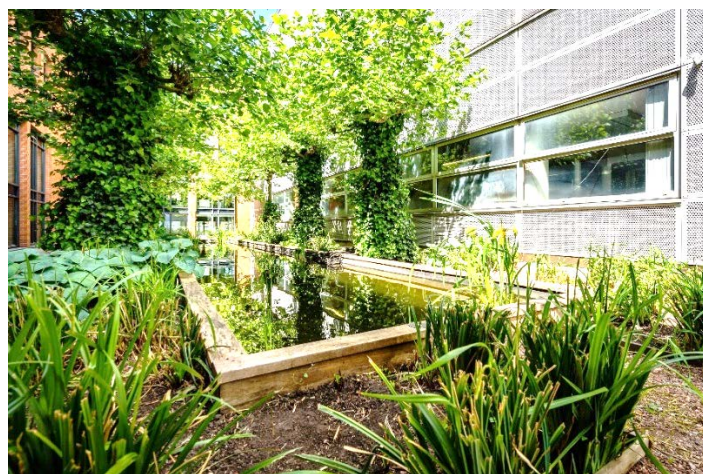
Service charges

The service charges are € 35 per sq m per year excluding VAT. This is a fixed amount, including the use of gas, water and electricity in the rented space.

Acceptance

In consultation, at short notice.

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object: Jadelaan 14-20

plaats: Hoofddorp

datum: 24 september 2019

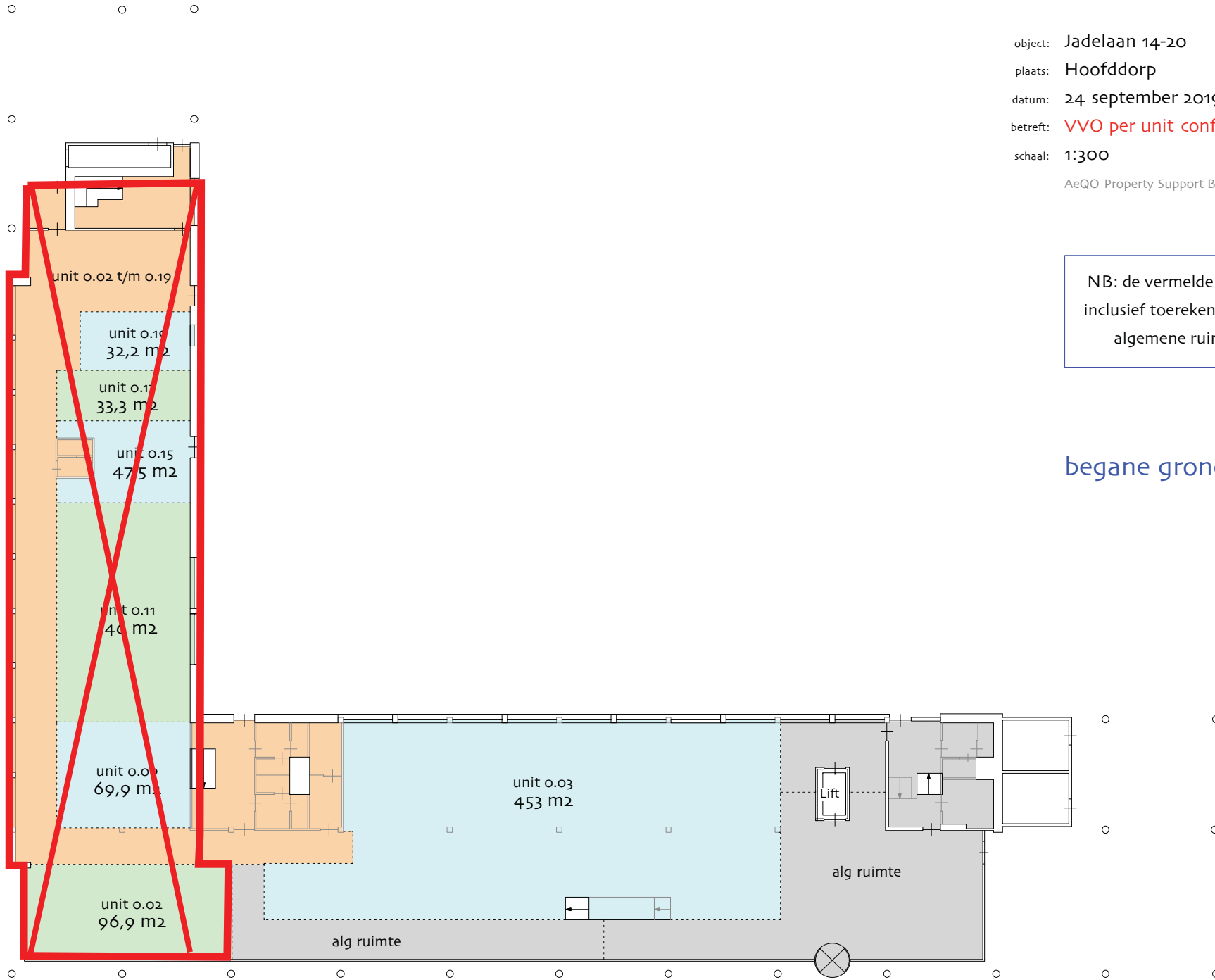
betreft: **VVO per unit conform NEN 2580**

schaal: 1:300

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NB: de vermelde VVO is
inclusief toerekening van
algemene ruimte

begane grond

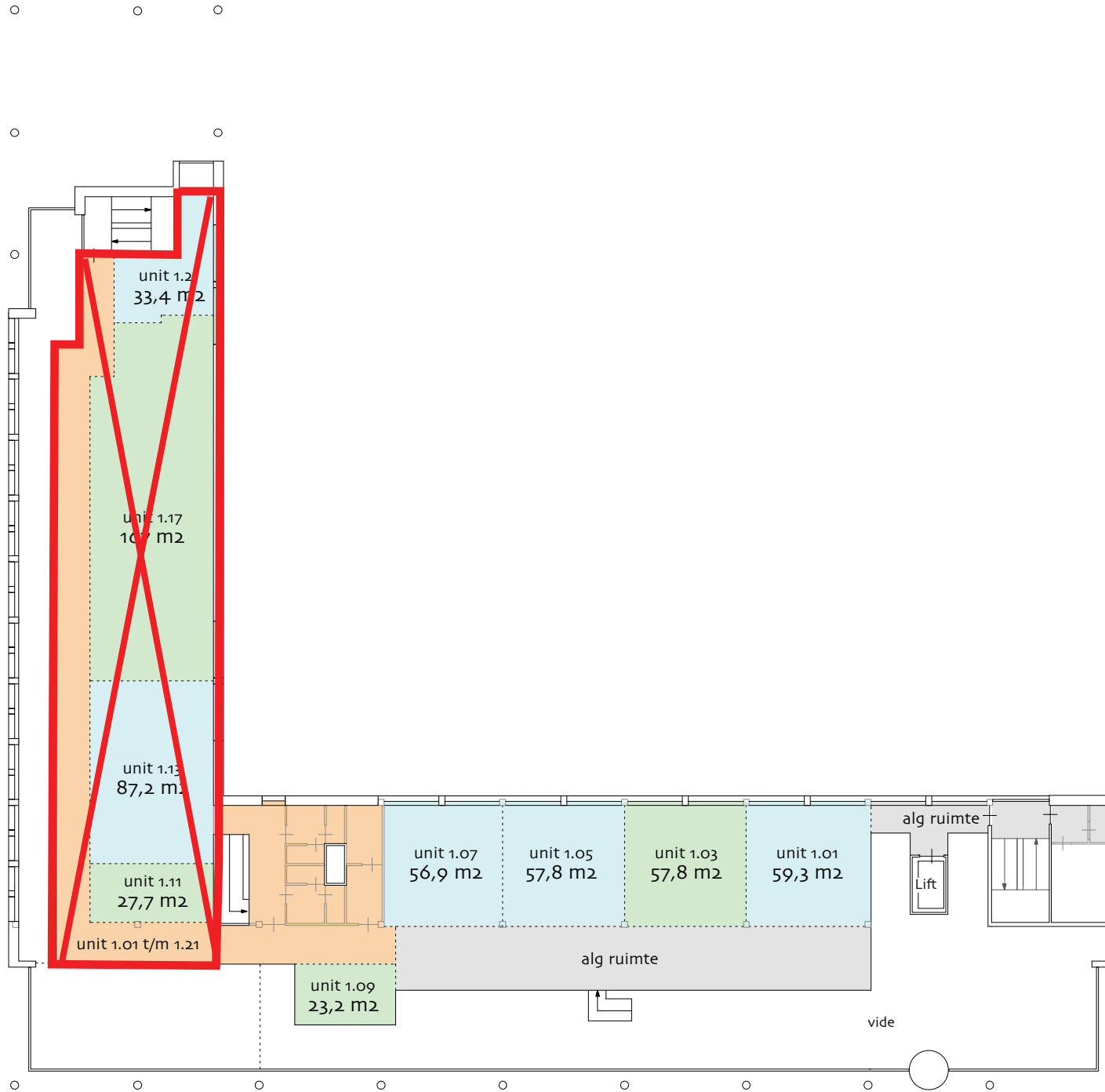


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