



Project information

Rijnlanderweg 766 J

Rijnlanderweg 766 J
Unit nr. 9

To let

Warehouse/office space in a modern complex at Business Park De Hoek

Rijnlanderweg 766 J (unit nr. 9) in Hoofddorp

Project description

Approx. 1,100 sq m warehouse space with approx. 290 sq m representative office space in a very modern complex located in the immediate vicinity of Schiphol Airport. The warehouse space is provided with 2 loading docks with dock levellers and 1 overhead door with a ramp. The clear height is approx. 10 m., the maximum floor load is approx. 3,000 kg per sq m. The complex is built sustainable and has an optimal sound insulation and lots of daylight in the warehouse space. For heating or cooling the complex subterranean heat- and cold storage is used. The available unit has its own parking places for cars in front of the building. Also there is sufficient space available to load and unload trucks. The area is closed off with a barrier.

Business Park De Hoek is home to several hotels including the NH Hotel and the Hyatt Hotel, both hotels offer a wide range of facilities, such as meeting rooms, restaurants, fitness rooms, a spa and a swimming pool. The owners and users of the properties on Airport Business Park De Hoek have founded an on-site management team that provides site security and road as well as landscape maintenance.

Location

The accessibility of the complex is excellent because of the location close to exit/entrance of the highway A4 (Amsterdam-Den Haag-Rotterdam) and A5 (Haarlem).

The super-fast bus connection Zuidtangent has a stop at Business Park De Hoek. This high speed, dedicated bus line between Haarlem via Schiphol and Amsterdam-Zuidoost (line 300) and between Nieuw-Vennep via Schiphol to Amsterdam Zuid WTC (line 341) or Amsterdam Centre (line 397) guarantees a perfect accessibility by public transport.

For further information visit connexxion.nl

Surface area

The total available surface area is approx. 1,385 sq m, divided as follows:

warehouse	: approx. 1,094 sq m;
office space ground floor	: approx. 82 sq m;
office space 1 st floor	: approx. 209 sq m.

Parking

The complex has sufficient space for car parking. This specific unit includes 11 reserved parking places.

State of delivery

The warehouse space features include:

- 3 electrically operated overhead doors, of which 2 with loading docks and dock levellers;
- maximum floor load approx. 3,000 kg/sq m;
- clear height approx. 10 m;
- lighting;
- heating by means of gas heaters;
- daylight entry at the backside.

The office space features include:

- spacious persons entrance;
- sanitary facilities on the ground and 1st floor;
- internal sun blinds;
- external sun blinds;
- lighting;
- mechanical ventilation;
- kitchen/pantry on the ground and 1st floor;
- cable ducts provided with electricity and data cabling.

The ground floor is provided with carpeting.

The unit is provided with energy label G.

Rental price

The rental price is € 129,365 per year, excluding VAT and service charges.

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 rise to VAT deductions, so that taxed rent may be opted for.

Service charges

To be determined by mutual agreement, depending on the use.

Zoning plan

The zoning plan "Hoofddorp De Hoek en omgeving" is applicable, the use of the land is "Bedrijf", intended for activities up and to category 3.2. A copy of the zoning rules/regulations is available upon request.

Acceptance

At short notice.

It concerns a sublease agreement. Both a short rental period as well as a longer rental period is possible (in consultation with the lessor).

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