



Project Information

Complex Albury Park

Hoeksteen 40
Hoofddorp

To let

Office building in office complex Albury Park at Airport Business Park De Hoek

Hoeksteen 40, Hoofddorp

Project description

Striking detached office building, currently in use by the reputable company Fokker Services, of approx. 3,900 sq m divided over three floors, part of complex Albury Park, centrally located at the A4 motorway and in short distance of Schiphol Airport. Several national and international companies are established in the direct vicinity of the complex. Complex Albury Park consists of three buildings with a joint indoor area with landscaping and a water feature. One of the buildings is recently transformed into a Moxy Amsterdam Schiphol Airport Hotel, which opened its doors in August 2020. The building has a spacious central entrance hall with an atrium and an open staircase to the first floor and a foot bridge above the central entrance hall. The rear side of the hall has a view on a beautiful water feature with terrace.

In addition, several other hotels are located at this Business Park, offering various facilities, such as meeting rooms, restaurants, fitness rooms, a spa and 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

Airport Business Park De Hoek is located along the N196 (Kruisweg) in Hoofddorp. The accessibility of the business park is excellent because of the location close to the exit of highway A4 (Amsterdam-Den Haag-Rotterdam) and A5 (Haarlem). The super-fast bus connection R-Net has a stop (De Hoek Boven) at the edge of the area. The connection 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 go to connexion.nl

Surface area

The total surface area of the building is approx. 3,896 sq m l.f.a., divided as follows:

Ground floor : approx. 1,365 sq m;
1st floor : approx. 1,168 sq m;
2nd floor : approx. 1,363 sq m.
(3rd floor: rooftop structure, technical space.)

Parking

The building has 94 parking places situated on a private parking area, of which 9 places can be rented on a flexible basis.

State of delivery

The interior design on the floors is of a quality that can be expected from this type of building: office spaces (both open and with layout), large and small meeting rooms, coffee corners, etc. The building also has an extensive security installation, server rooms etc. Further arrangements can be made between the lessee and Fokker Services about the use of the security systems.

Briefly summarized, the building/offices space features include:

- suspended ceilings with built-in light fixtures;
- mechanical ventilation with peak cooling;
- carpet;
- exterior sun screens;
- cable ducts;
- spacious sanitary facilities;
- two elevators.

The building is provided with energy label G. Of course the lessor will ensure that a C-label will be obtained before 1 January 2023, as required by law on that date.

Rental price

The rental price for the office space is € 120 per sq m per year excluding VAT and service charges. The rental price for the parking places is € 850 per place per year excluding VAT.

Lessor and Lessee explicitly declare that at the determination of the rental price, the starting point is that the Lessee will permanently use the leased space for the by law determined (or at a later stage to be determined) minimum percentage for purposes giving right to VAT deduction.

Service charges

An eventual advance amount of service charges will be determined later and depends on which deliveries and services the lessee wants to have provided by the lessor or wishes to (let) carry out himself.

Details

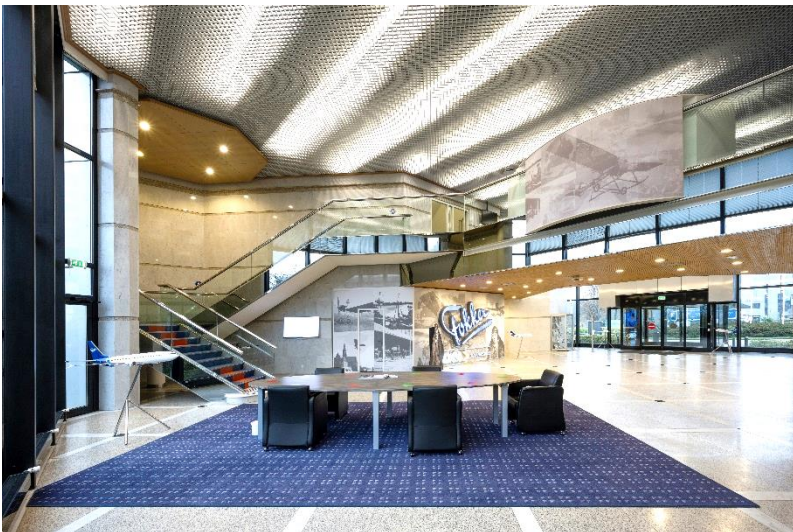
It concerns a sub-let situation, for which prior permission from the lessor will have to be obtained.

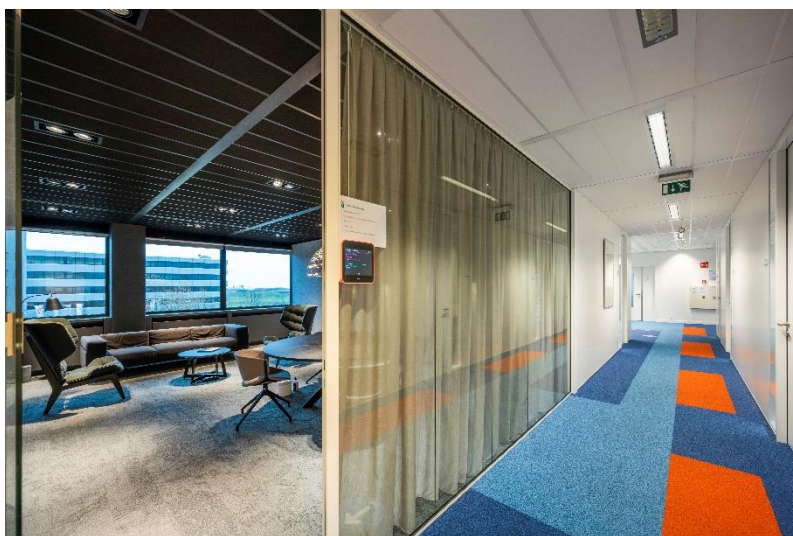
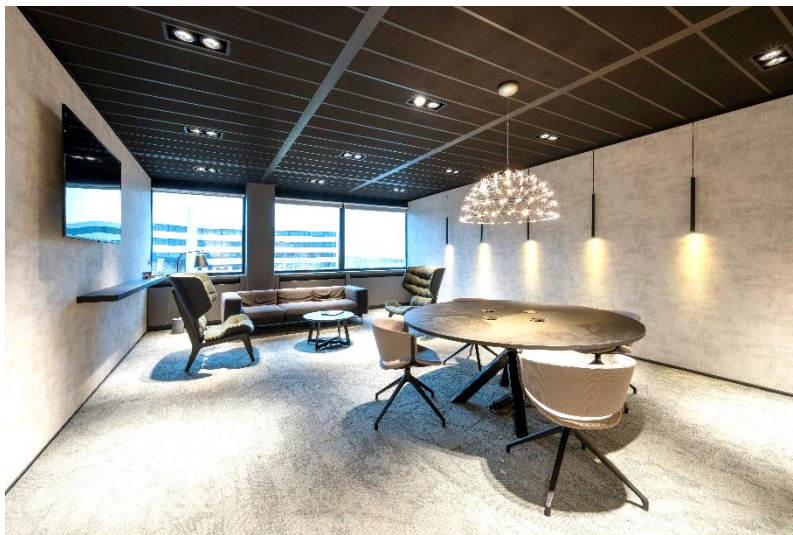
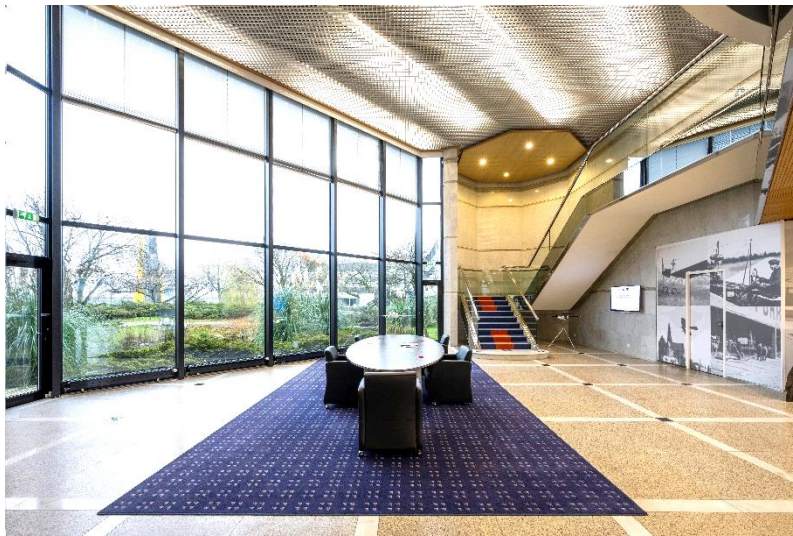
Acceptance

By mutual agreement, possible at short notice.

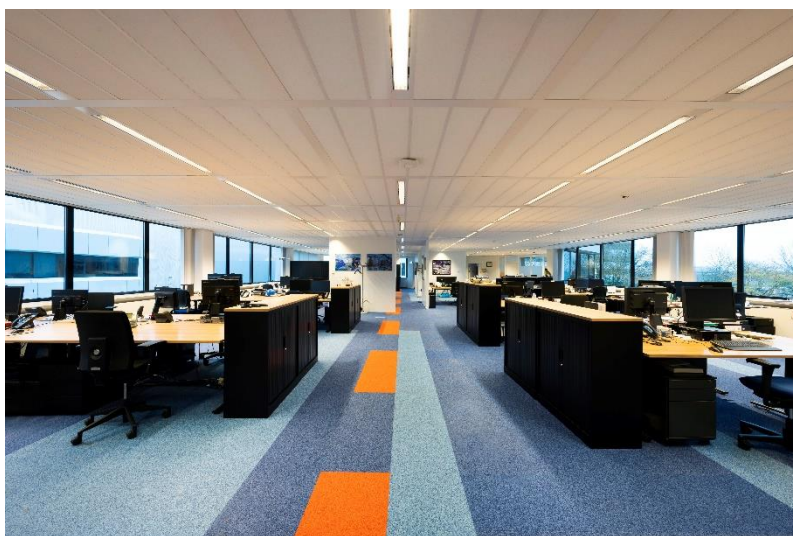
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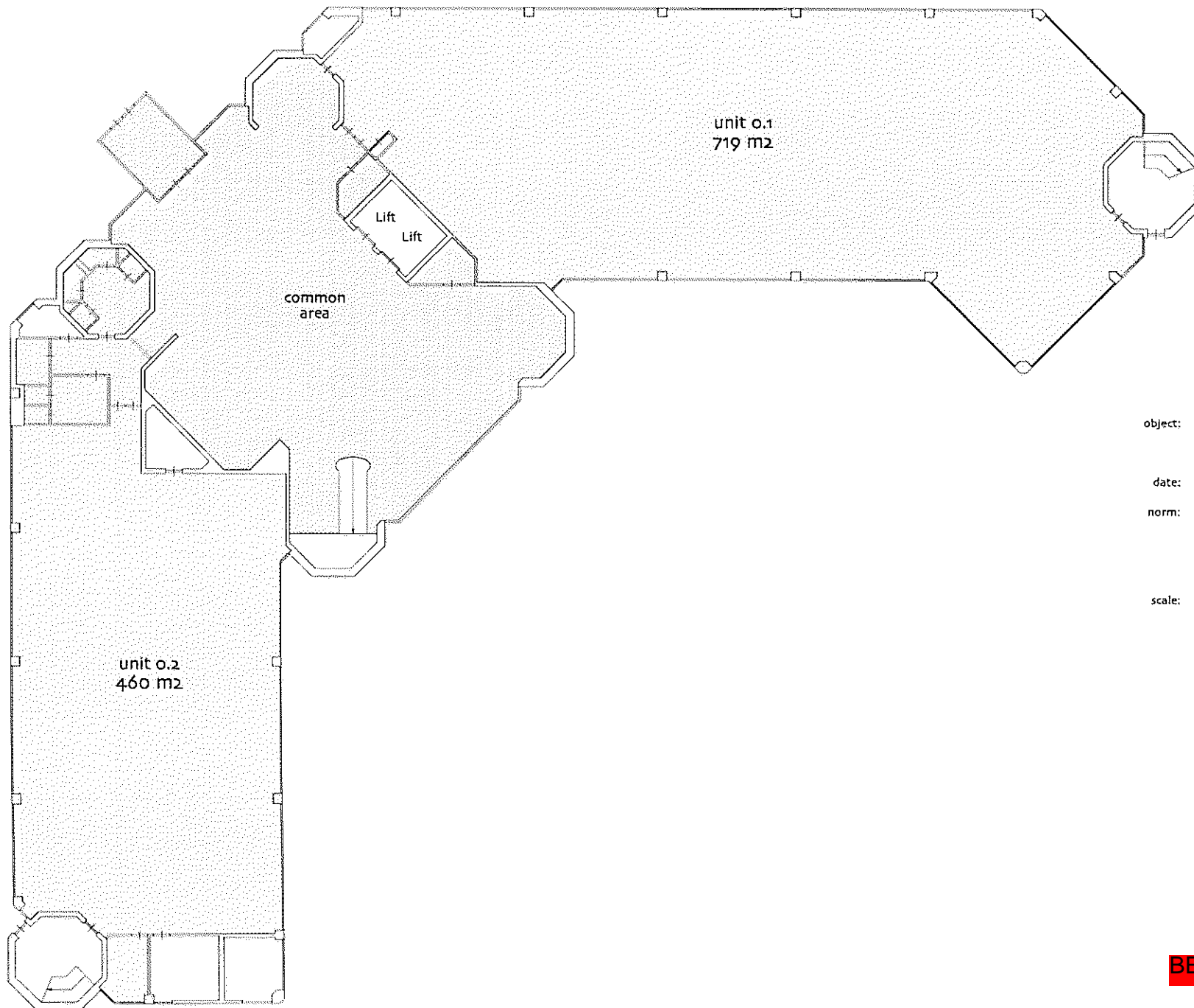









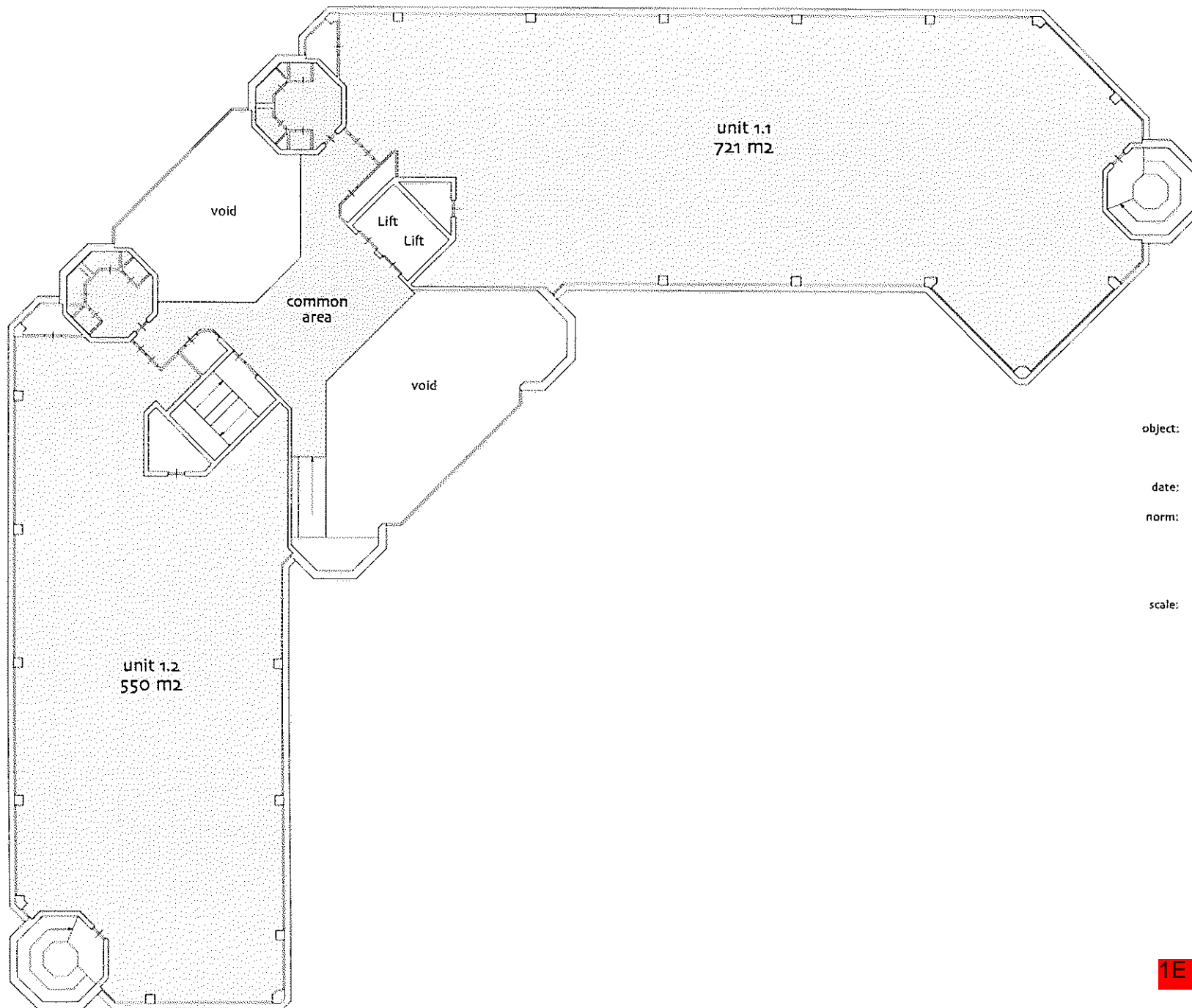





object: Hoeksteen 40
Hoofddorp
date: 21st July 2009
norm: NEN 2580
lettable floor area LFA per unit
inclusive common areas
scale: 1:300
AeQO Property Support BV tel 010 276 2711

 common area

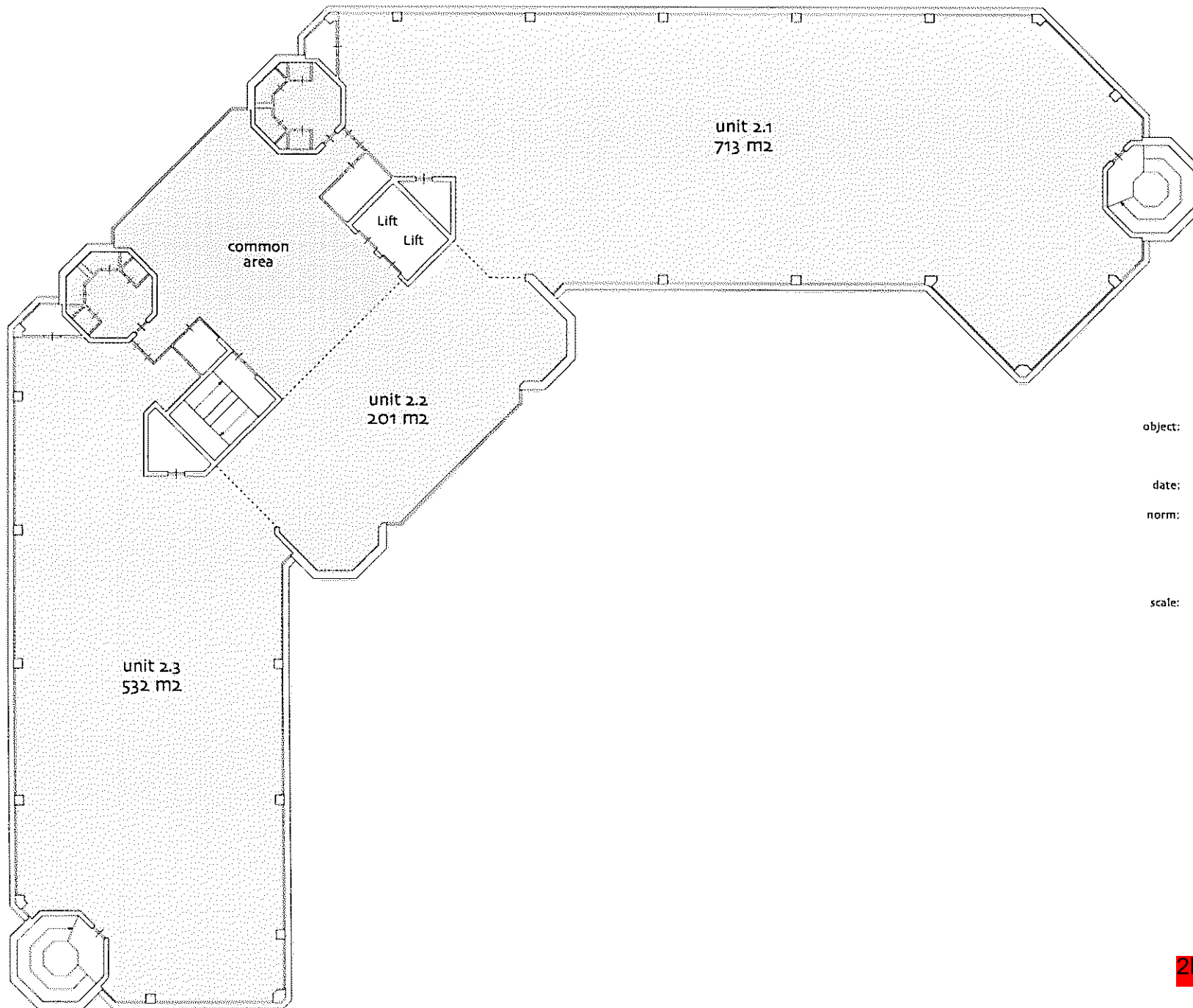
BEGANE GROND




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 common area

1E VERDIEPING



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 common area

2E VERDIEPING