



Project Information

Beukenhaghe Building

Neptunusstraat 15 - 37
Hoofddorp

To let

Office space in office building Beukenhaghe situated at Beukenhorst-West

Neptunusstraat 15 – 37, Hoofddorp

Project description

A total of approx. 800 sq m office space in a modern building divided over two office wings. On the 1st floor on the left side an office wing of approx. 474 sq m is available and on the 2nd floor on the right side an office wing of approx. 324 sq m. The office space and the central hall on the ground floor have been completely renovated. Building Beukenhaghe is situated along the Van Heuven Goedhartlaan at the edge of Beukenhorst West with the NS-railway station Hoofddorp in walking distance. The building is provided with two glass panoramic elevators and a connecting glass atrium in the middle part. Hotel Hampshire by Hilton Amsterdam Schiphol Airport is established in the adjacent building. Parking places are available on private ground and in the adjacent parking garage.

Location

Office building Beukenhaghe is situated within walking distance of NS-railway station Hoofddorp. Schiphol Airport is only one station by train from here. At the NS station there is a stop of the free bus lane R-Net, the superfast bus connection between Haarlem via Schiphol to Amsterdam-Zuidoost (line 300) and between Nieuw-Vennep via Schiphol to Amsterdam Zuid WTC (line 397). The building is perfectly accessible by car via the nearby highways A4/A5, direction Haarlem - The Hague - Rotterdam. Schiphol Airport is approx. 10 car minutes away.

Surface area

At the moment, the following office spaces are available:

- 1st floor : approx. 474 sq m (left wing);
- 2nd floor : approx. 324 sq m (right wing).

Parking

The office space comes with parking places based on the parking norm 1 place per approx. 30 sq m rented office space. These parking places are divided over a private parking area and the parking garage next to the building. It is possible to rent additional parking places on a flexible basis.

State of delivery

The building/office space features include:

- highly representative renovated entrance with atrium;
- two panoramic elevators;
- optimal light due to large windows;
- mechanical ventilation with peak cooling;
- smoothly finished floor;
- renovated sanitary facilities (per wing);
- fixed painted walls;
- connections for a pantry;
- suspended ceiling with LED lighting;
- automatic external sun blinds.

The building is equipped with fibre optic cabling.

The building is currently provided with energy label B.

Rental price

The rental price for the office space is € 145 per sq m per year excluding VAT and service charges.

The rental price for the parking places is € 1,000 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 rise 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 advanced payment with a yearly settlement based on actual cost.

Acceptance

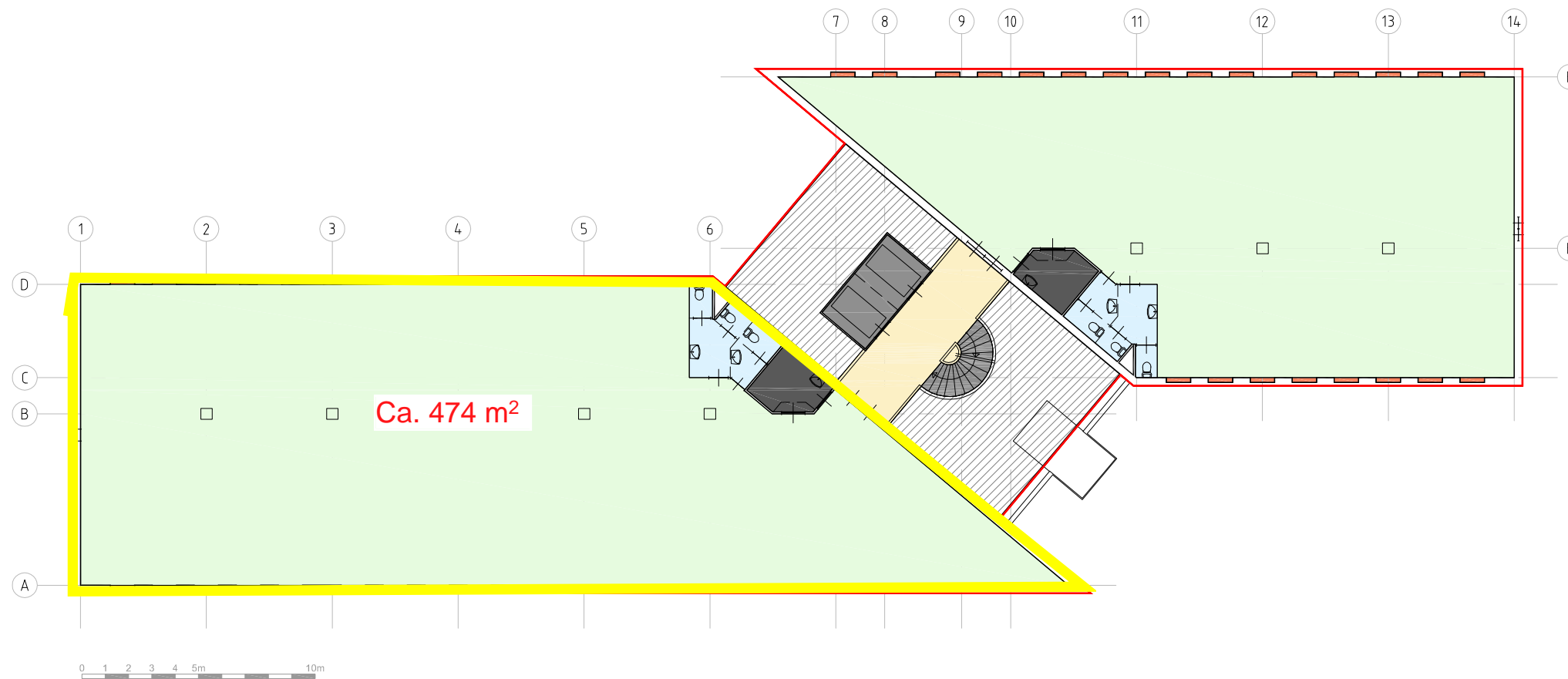
By mutual agreement, the office space on the 2nd floor is available per 1 October 2022.

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OPPERVLAKTEN VOOR DEZE VERDIEPING

	totaal BVO bouwlaag	944.67 m ²
	vldes en schalmgaten >4,0m ²	-83.18 m ²
	bruto vloeroppervlakte (BVO)	861.49 m²

NIET VERHUURBARE RUITEN

	parkeerruimte / passage	0.00 m ²
	Installatie oppervlakte	12.05 m ²
	verticaal verkeersoppervlakte	15.69 m ²
	tarra oppvl. excl. seperatie wanden	69.18 m ²

VERHUURBARE RUITEN

	kantoorruimte	719.52 m ²
	bedrijfsruimte / winkelruimte	0.00 m ²
	horizontaal verkeer	23.34 m ²
	sanitair	21.71 m ²
	bergruimte / opslag	0.00 m ²
	specifiek / overig	0.00 m ²
	glaslijncorrectie	11.97 m ²



Elektronicaweg 2, 2628 XG Delft
Postbus 5094, 2600 GB Delft
T +31 15 750 15 50
W www.rps.nl

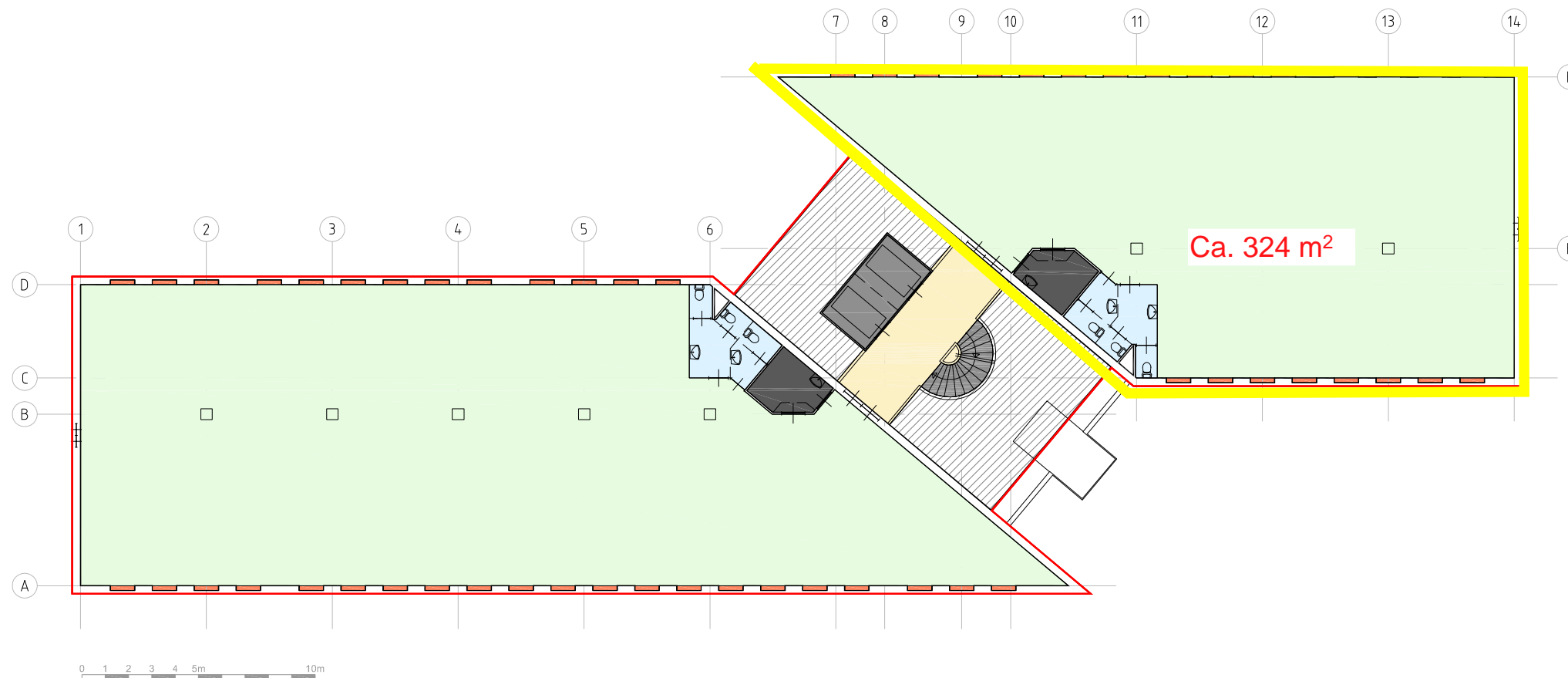


VERENIGING
DE VIERKANTE METER

Project:	Neptunusstraat 15-37 te Hoofddorp
Meetcertificaat:	nI500012_Mc1802714
Opdrachtgever:	NSI
Omschrijving:	Visualisatie functie 1e verdieping

Projectnummer:	18-02714	Formaat:	A3
Projectleider:	RBh	Schaak:	1:250
Auteur:	S.C.	Tekening:	Meetrapport
Fase:	DEFINITIEF	Datum:	12-06-2018
Bouwlaag:	01	Blad:	02
		Nummer:	nI500012_Mc1802714_01

Ondanks de grote zorgvuldigheid waarmee RPS advies- en ingenieursbureau by deze tekening heeft samengesteld, kunnen aan deze tekening geen rechten worden ontleend.



OPPERVLAKTEN VOOR DEZE VERDIEPING

	totaal BVO bouwlaag	936.67 m ²
	vldes en schalmgaten >4,0m ²	-75.16 m ²
	bruto vloeroppervlakte (BVO)	861.51 m²

NIET VERHUURBARE RUIMTEN

	parkeerruimte / passage	0.00 m ²
	Installatie oppervlakte	12.05 m ²
	verticaal verkeersoppervlakte	15.69 m ²
	tarra oppvl. excl. seperatie wanden	69.20 m ²

VERHUURBARE RUIMTEN

	kantoorruimte	719.52 m ²
	bedrijfsruimte / winkelruimte	0.00 m ²
	horizontaal verkeer	23.34 m ²
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	bergruimte / opslag	0.00 m ²
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VERENIGING
DE VIERKANTE METER

Project:	Neptunusstraat 15-37 te Hoofddorp
Meetcertificaat:	nI500012_Mc1802714
Opdrachtgever:	NSI
Omschrijving:	Visualisatie functie 2e verdieping

Projectnummer:	18-02714	Formaat:	A3
Projectleider:	RBh	Schaak:	1:250
Auteur:	S.C.	Tekening:	Meetrapport
Fase:	DEFINITIEF	Datum:	12-06-2018
Bouwlaag:	02	Blad:	03
		Nummer:	nI500012_Mc1802714_02