



Project information

Kruisweg

Kruisweg 765  
Hoofddorp

To let

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## Warehouse/office space situated at business park De Hoek Noord in Hoofddorp

Kruisweg 765, Hoofddorp

### Project description

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Warehouse/office space of approx. 720 sq m which is part of small-scale complex situated at business park De Hoek Noord in Hoofddorp. The total surface area consists of approx. 520 sq m warehouse space and approx. 200 sq m office space divided over the ground and 1<sup>st</sup> floor. Sufficient parking places are available situated on the adjacent parking area.

The building is situated close to office area Beukenhorst and Airport Business Park De Hoek. Several hotels are situated in the direct vicinity of the building including a NH Hotel and a Hyatt Hotel. Both hotels offer a wide range of facilities, such as meeting rooms, restaurants, fitness rooms, a spa and a swimming pool.

At the moment the building is renovated completely. It is expected that the renovation will be completed by mid-April.

### Location

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The accessibility of the building is excellent because of the location close to exit/entrance of the highway A4/A44 (Amsterdam-Den Haag-Rotterdam) and the A5 just a few car minutes away. Schiphol airport is accessible by car in a few minutes. The NS station Hoofddorp is located in the immediate vicinity of the building, the super-fast bus connection R-Net has also a stop there. 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 [connextion.nl](http://connextion.nl)

### Surface area

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The total available surface area after renovation is approx. 720 sq m, divided as follows:

warehouse space	: approx. 520 sq m;
office space ground floor	: approx. 100 sq m;
office space 1 <sup>st</sup> floor	: approx. 100 sq m.

### Parking

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Sufficient parking places are available on the adjacent parking area.

## State of delivery

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The warehouse space features include:

- overhead door (4,20 m x 4,00 m);
- maximum floor load approx. 1,000 kg/sq m;
- clear height approx. 6,20 m;
- power current;
- light domes;
- lighting fixtures;
- gas heater;
- smooth finished concrete floor.

The office space features include:

- suspended ceiling with built-in lighting fixtures;
- cable ducts;
- mechanical ventilation;
- central heating by means of radiators;
- windows that open;
- sanitary facilities;
- pantry.

The energy label is drawn up at the moment and will follow later.

## Rental price

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The rental price is € 80.000,- 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 right to VAT deductions, so that taxed rent may be opted for.

## Service charges

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The service charges are € 5,- per sq m per year, excluding VAT and service charges, as an advance payment with a yearly settlement based on actual costs.

## Zoning plan

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The zoning plan "Hoofddorp De Hoek en omgeving" is applicable, the use of the land is "bedrijf". For further information visit [ruimtelijkeplannen.nl](http://ruimtelijkeplannen.nl)

## Acceptance

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At short notice.

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