



Project Information

Lucas Bolsstraat 10
Nieuw-Vennep

To let

Office unit located on businesspark de Pionier

Lucas Bolsstraat 10, Nieuw-Vennep

Project description

Office unit of approx. 130 sq m situated on the first floor in the multi-tenant building Medical Center Lucas Bols located on businesspark de Pionier in Nieuw-Vennep. Parking spaces are available on private ground.

Location

The businesspark is easily accessible via the Spoorlaan (the road between Hoofddorp and Nieuw-Vennep) and via the nearby highways A4/A44 Amsterdam, Haarlem, Den Haag and Rotterdam. Schiphol Airport can be reached in approx. 10 minutes by car. The NS railway station is located near the business park.

Surface area

An office unit of approx. 130 sq m situated on the first floor is available at the moment.

Parking

Parking spaces are available situated on private ground.

State of delivery

The building/office unit features include:

- representative joint entry;
- pantry;
- joint toilets;
- finished walls and ceilings;
- laminate flooring;
- heating by means of radiators;
- windows that open.

Rental price

The rental price for the office unit is € 1,250 per month, 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

The service charges are € 270 per month excluding VAT based on an advance payment with a yearly settlement.

This amount includes:

- gas, water and electricity;
- maintenance of the outside area;
- cleaning of rainwater drains;
- cleaning of common areas;
- maintenance and periodic inspection of heating system;
- maintenance of fire extinguishers;
- glass insurance;
- window cleaning.

Acceptance

Immediately.

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