



Project Information

Euro Offices Building

Beechavenue 121 - 139
Schiphol-Rijk

To let

Office space in Euro Offices building at RichPort Park Schiphol-Rijk

Beechavenue 121-139, Schiphol-Rijk

Project description

Entire floor of approx. 838 sq m office space in a modern office building at RichPort Park Schiphol-Rijk, situated on the 2nd floor.

The building is amongst others provided with a representative central entrance, atrium, a “manned” reception desk and a (half) underground parking garage.

RichPort Park Schiphol-Rijk is an office park in a very well-kept environment with spacious water features and associated green areas. Three hotels are situated in the park, including the Radisson Blu, which offers several meeting facilities and a restaurant. The hotels have shuttle services to and from Schiphol Airport. Furthermore, CompaNanny is located nearby, which provides a nursery and day-care facility outside of school hours (compananny.nl).

The park has a park management organisation. Characteristic of this organisation is the coordinated, joint use of several facilities on the business park. Services such as maintenance of public and private grounds, green areas, water features, and security are taken care of by the park management on behalf of the cooperation.

Location

The business park is located close to the exit of the A44/A4/A5 highway to Amsterdam, Haarlem, The Hague and Rotterdam and the N201. The location is also easily accessible from the A9 highway and Amstelveen. Schiphol Airport and the train station of Hoofddorp are only a few minutes away by car or public transport. Public transport to and from RichPort Park Schiphol-Rijk is operated by Connexxion and R-Net. At the entrance of the park (Fokkerweg/Kruisweg crossing), within close proximity to the offices sits the “connection Schiphol Zuid” where the busses have a frequency of every 7 minutes during rush hour, and every 15 minutes outside of rush hour. With the Connexxion circleline 180/181, the R-Net busline 340 and the regular busline the entire region of Schiphol, Amsterdam and Hoofddorp will be available. For detailed information, go to vervoerregio.nl.

Parking

An ample amount of parking places is available (1 place per approx. 35 sq m rented office space) in the parking garage situated below the building, from which direct access to the building and the elevators is obtained. Visitors can park on the parking deck in front of the building.

Surface area

The building has a total surface area of approx. 4.772 sq m, of which currently available:
2nd floor - unit 4.01 - approx. 838 sq m. Partial letting is possible from approx. 400 sq m.

The available unit is indicated on the attached drawing.

State of delivery

The building/office space features include:

- representative entrance with manned reception desk;
- parking deck and parking garage;
- 2 elevators;
- Airconditioning with top cooling;
- large spacious toilet groups;
- sun-resistant glazing;
- suspended ceilings with built-in light fixtures;
- cable ducts with connections for data, telephone and electricity;
- windows that open.

The building is provided with energy label A.
Glass fibre is present in the building.

Rental price

The rental price of the office space is € 140 per sq m per year plus VAT and service costs, with the exception of the 4th floor where a rent of € 150 per sq m per year applies.

The rental price for the parking places is € 950 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 right to VAT deductions, so that taxed rent may be opted for.

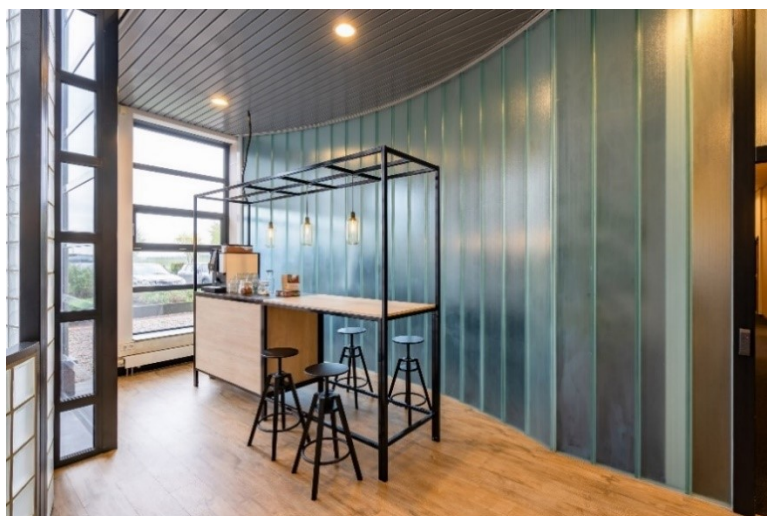
Service charges

The service charges are € 50 per sq m per year excluding VAT as an advance payment with a yearly settlement based on actual cost.

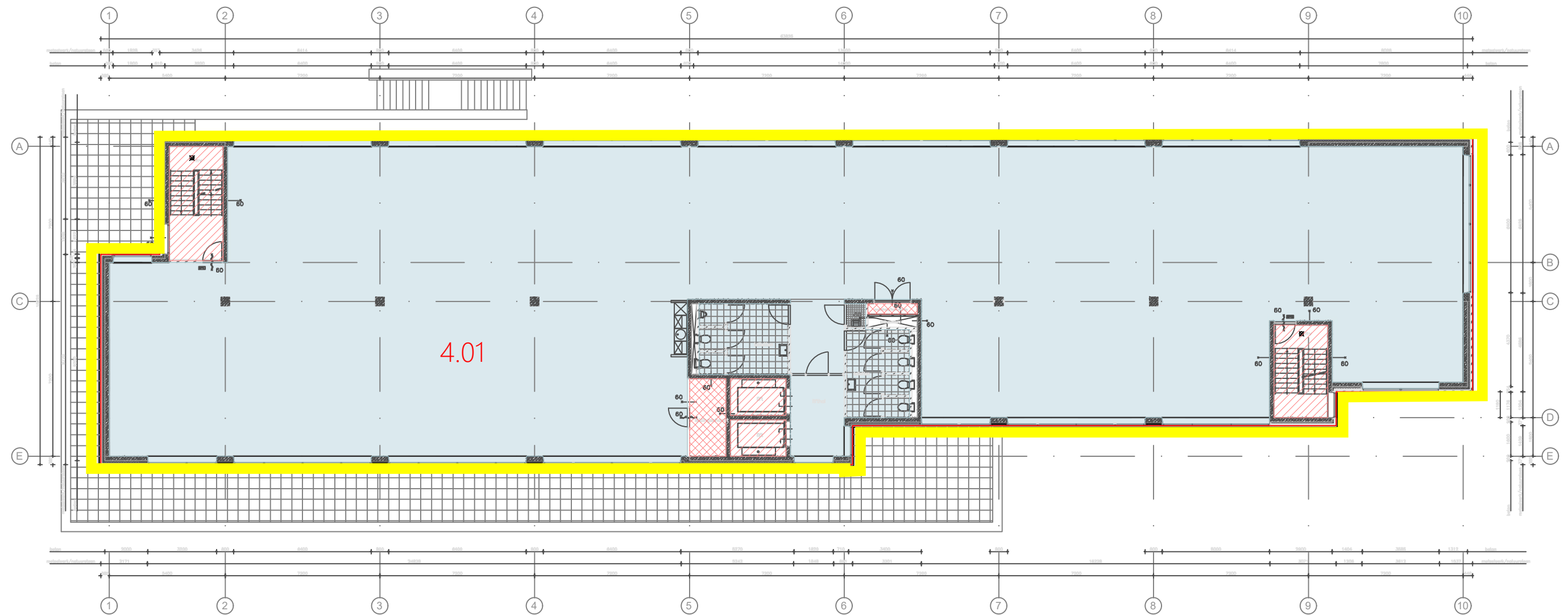
Acceptance

By mutual agreement, on short notice.

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BOUWLAAG 4
2e VERDIEPING

10m

renvooi

- bestaande indeling
- meetlijn bruto vloeroppervlakte
- ⊕ gemeten plafond hoogte
- ⊗ vides > 4m²
- ▨ verticaal verkeer

- ▨ installatieruimte
- ▨ stahoogte lager dan 1,5m
- ▨ verhuurbaar oppervlak huurdeel
- ▨ verhuurbaar algemeen alle huurders
- ▨ verhuurbaar algemeen verdieping



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object
Beechavenue 121-139 Schiphol Rijk

datum get. : 23-10-2020
schaal : 1:200/ A3

bouwlaag

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