



Project Information

Zandsteen 18

Zandsteen 18
Hoofddorp

To let

Office space on Airport Business Park 'De Hoek' in Hoofddorp

Zandsteen 18, Hoofddorp

Project description

Office unit of approx. 200 sq m situated on the first floor. The unit comes with 5 parking spaces and is part of a complex with various building types consisting of both solitary office buildings and mixed warehouse/ office buildings. The modern office space is equipped with its own sanitary facilities and pantry.

The complex is located at Airport Business Park de Hoek, a mixed business park. The owners and users of the buildings at the Airport Business Park De Hoek have set up a Park Management Organisation, which takes care of, among other things, the security of the site and the maintenance of roads and green areas. The grounds include an NH Hotel and a Hyatt Hotel, both hotels offer various facilities such as meeting accommodations and restaurants, gyms, etc.

Location

The accessibility of the area is undoubtedly excellent due to its location at the foot of the exit of the A4 (Amsterdam-The Hague-Rotterdam) and A5 (Haarlem). The site is also easily accessible by public transport with bus lines 263 and 140. The stops are located on the edge of the site (Parallelweg Kruisweg/corner Zandsteen). The free elevated bus lane R-Net has a stop (De Hoek Boven) within walking distance. This super-fast bus connection runs between Haarlem via Schiphol to Amsterdam-Zuidoost (line 300) and between Nieuw-Vennep via Schiphol to Amsterdam Zuid WTC (line 341) or Amsterdam Centrum (line 397) guarantees perfect accessibility by public transport. Further information can be found on connexxion.nl.

Surface area

The following unit is currently available:
Zandsteen 18: approx. 200 sq m (1st floor left side)

Parking

There will be 5 reserved parking spaces on private property made available to the Lessee.

State of delivery

The building/ the office features include, among other things:

- elevator;
- windows that open;
- central heating by means of radiators;
- mechanical ventilations with peak cooling;
- two renovated sanitary facilities per unit;
- own pantry per unit;
- suspended ceilings with build-in light fixtures;
- cable ducts;
- carpeting.

The building is provided with energy label A.

Rental price

The rental price is € 26,000 per year including parking places, 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 € 30 per sq m per year excluding VAT based on at advance payment with a yearly settlement.

Acceptance

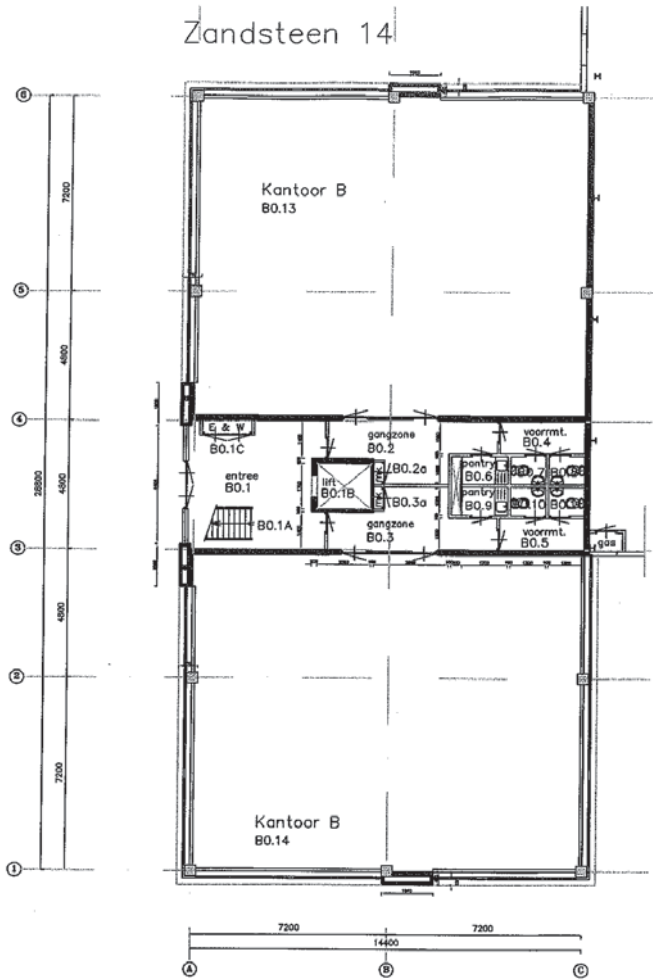
By mutual agreement/ on short notice.

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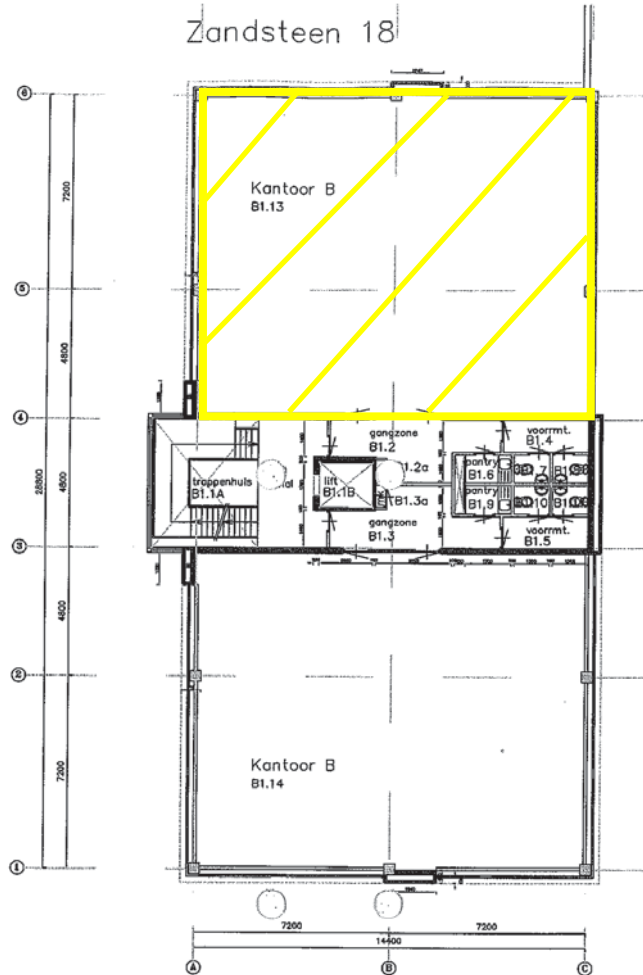


Zandsteen 14



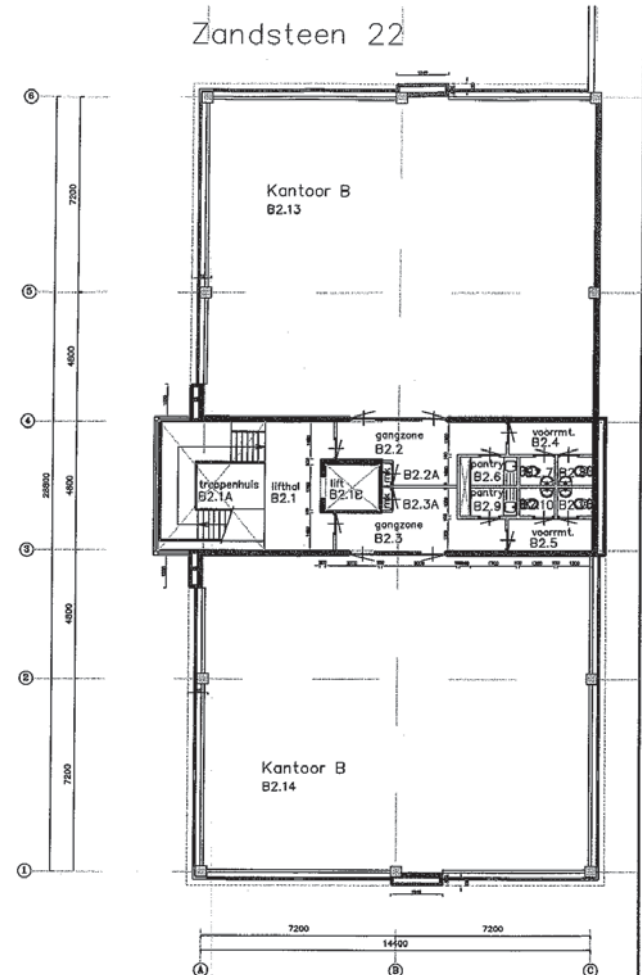
Zandsteen 16
Begane grond Gebouw B

Zandsteen 18



Zandsteen 20
Verdieping 1 Gebouw B

Zandsteen 22



Zandsteen 24
Verdieping 2 Gebouw B



BM
Managers van het bouwproces

OPDRACHTGEVER : NIVAB VASTGOED ADVIES
PRINS HENDRIKSTRAAT 187
TE HOEK VAN HOLLAND

PROJECT : AVIOTRADE PARK GEBOUW B
ZANDSTEEN 14 t/m 24
TE HOOFDDORP

ONDERWERP : NEN 2580 METING GEBOUW B

PROJEKTNUMMER : 2004.4237

Wp. A	Wp. I	GEVIND	PRIMAAT	FILENAAM ICAAI
Wp. B	Wp. II	F. Aledam	AS	GE-B
Wp. C	Wp. I			dwg
Wp. D	Wp. I	DATUM	SCHAAL	CERTIFICAAT NR.
Wp. E	Wp. C	03-06-2004	L:200	1336
Wp. F	Wp. L			

Wp. 0: Bestek 100
Wp. 1: LIG
Wp. 2: A3: Bouwtekening
Wp. 3: A3: 71: Dwg
Wp. 4: A3: 71: Dwg
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