



## Project Information

Zandsteen 28-30

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Hoofddorp

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## **Warehouse unit on Airport Business Park 'De Hoek' in Hoofddorp**

### **Zandsteen 28-30, Hoofddorp**

#### Project description

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Warehouse- / office unit with approx. 557 sq m warehouse space and approx. 270 sq m office space, the unit is part of a complex with various building parts consisting of both solitary office buildings and mixed warehouse-/ office buildings. The warehouse unit is equipped with two electrically operated overhead doors and has a clear height of approx. 7.00 m.

The complex is located on the Airport Business Park 'De Hoek'. The owners and users of the buildings in the Business Park 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. Also situated on the Business Park is a NH Hotel and a Hyatt Hotel, both hotels offer various facilities such as meeting accommodations and restaurants, gyms, etc.

#### Location

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The accessibility of the area is undoubtedly excellent due to its location at the foot of the exit of the highway A4 (Amsterdam-The Hague-Rotterdam) and A5 (Haarlem). The unit is also easily accessible by public transport with bus lines 263 and 140. The bus stops are located on the edge of the complex (Parallelweg Kruisweg/corner Zandsteen). The free elevated bus lane of R-Net has a bus 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 [connexion.nl](http://connexion.nl).

#### Surface area

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The total surface area of the warehouse unit is approx. 827 sq m, divided as follows:

warehouse: approx. 557 sq m;  
office space: approx. 270 sq m.

The building is provided with energy label A.

#### Parking

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For the warehouse unit there are 11 reserved parking spaces available situated on private property.

## State of delivery

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### Warehouse:

- free height approx. 7.00 m.;
- max. floor load approx. 2,500 kg/sq m;
- 2 electrically operated overhead doors;
- smoothly finished concrete floor;
- power current;
- lighting;
- gas heaters.

### Office space;

- suspended ceilings with LED-lighting;
- heating by means of radiators;
- windows that open;
- pantry;
- sanitary facilities.

## Rental price

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The rental price for the unit is € 94,000 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

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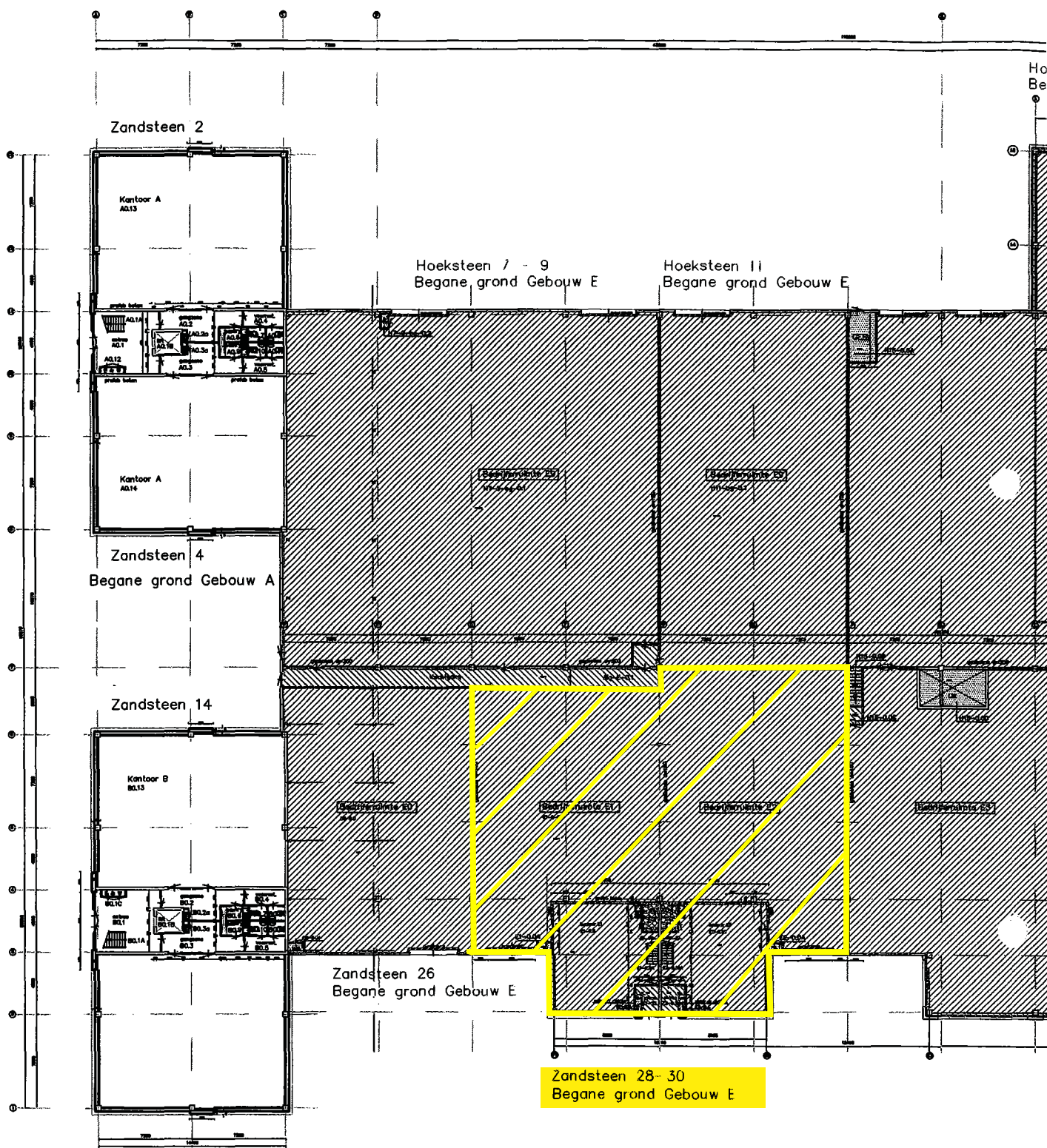
The service charges are € 5 per sq m per year excluding VAT based on an advance payment with a yearly settlement. Lessee has direct connections for the consumption of gas, water and electricity.

## Acceptance

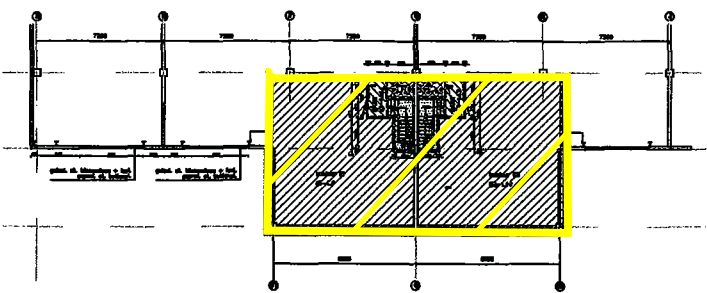
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By mutual agreement/ on short term.

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