



Project Information

Iris Building

Bloemlaan 2
Hoofddorp

To let

Office space in modern designed office building in Hoofddorp

Bloemlaan 2, Hoofddorp

Project description

A total of approx. 1,400 sq m of office space available, including the entire 2nd floor of approx. 850 sq m which is modern and bright (turn-key) furnished with carpeting, (glass) partitions walls, kitchen etc. that can be used immediately. The building has a sleek and modern design and is located in a visible location along the main road (N201). In the central entrance hall, equipped with free Wi-Fi, there is a staffed reception and a coffee corner.

Situated close by is an NH Hotel and a Hyatt Hotel, both hotels offer various facilities such as meeting accommodations and restaurants, gyms, etc.

Location

With the exits to both the A4 (Amsterdam-Den Haag-Rotterdam) and A5 (Haarlem) at only a few car minutes away, the area offers excellent access to major roads. The NS train station Hoofddorp is within close proximity to the building, where R-Net also has a stop. This high speed (mostly dedicated bus lane) service connects Haarlem (via Schiphol) to Amsterdam-Zuidoost (line 300) and Nieuw-Vennep to Schiphol Airport and Amsterdam- Zuid WTC (line 397) and guarantees perfect access via public transport. Schiphol Airport is only a few minutes away. For further information, go to connexion.nl. The bike distance from the station is only 7 minutes, bicycle sharing is possible.

Surface area

The surface comprises a total of approx. 6,360 sq m office space, of which is available:

2nd floor approx. 850 sq m

6th floor approx. 550 sq m

Parking

A total of 35 parking places is available to the office space on offer.

Charging stations are available.

State of delivery

The building/the office features include:

- representative entrance hall with a "Frame Offices"- staffed reception desk;
- coffee corner and Free Wifi in the entrance hall;
- the building is provided with glass optic fibre, lessee can connect to it;

- two elevators;
- fan coil unit system for heating and cooling;
- suspended ceilings with built-in lighting fixtures;
- solar glazing;
- luxurious toilet facilities;
- bicycle storage in the basement.

The 2nd floor is furnished and equipped with, among other things, a kitchen, a layout by means of (glass) partition walls and carpeting (partly PVC). A layout drawing of this space can be found with the floor plans.

The building is connected to the high-quality fiber network of provider Uniscape. The speeds that can be achieved runs up to 10 Gbit per connection and can be delivered within a very short time frame.

The building is equipped with energy monitoring by Progress, which can ensure efficient energy use. This can lead to about 20% lower consumption.

The building is provided with energy label A.

Rental price

The rental price for the office space is € 165 per sq m per year excluding VAT and service charges.

The rental price for the parking places is € 1,000 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 € 75 per sq m per year excluding VAT based on at advance payment with a yearly settlement.

Acceptance

Immediately.

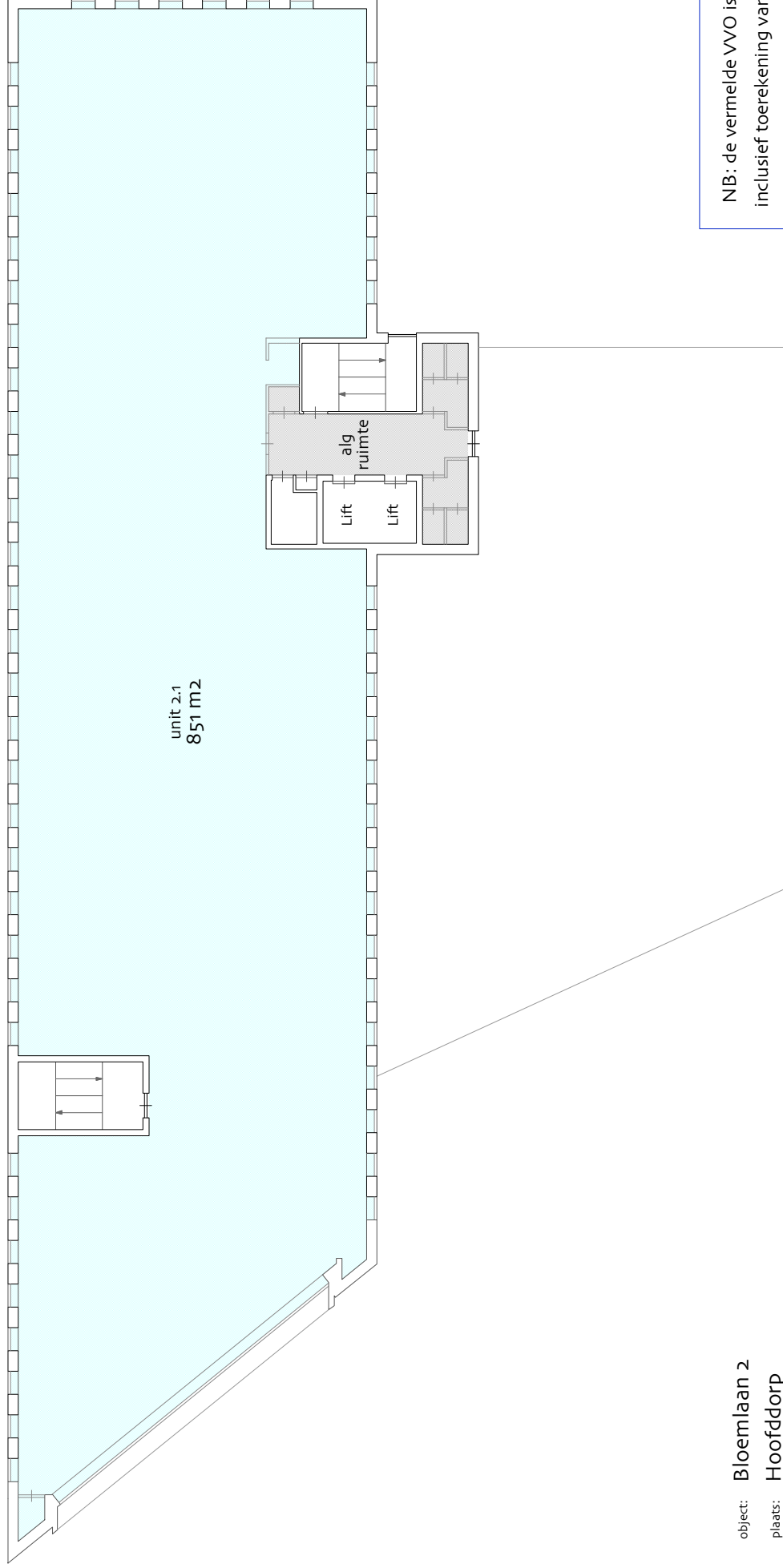
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object: **Bloemlaan 2**

plaats: **Hoofddorp**

datum: **21 november 2022**

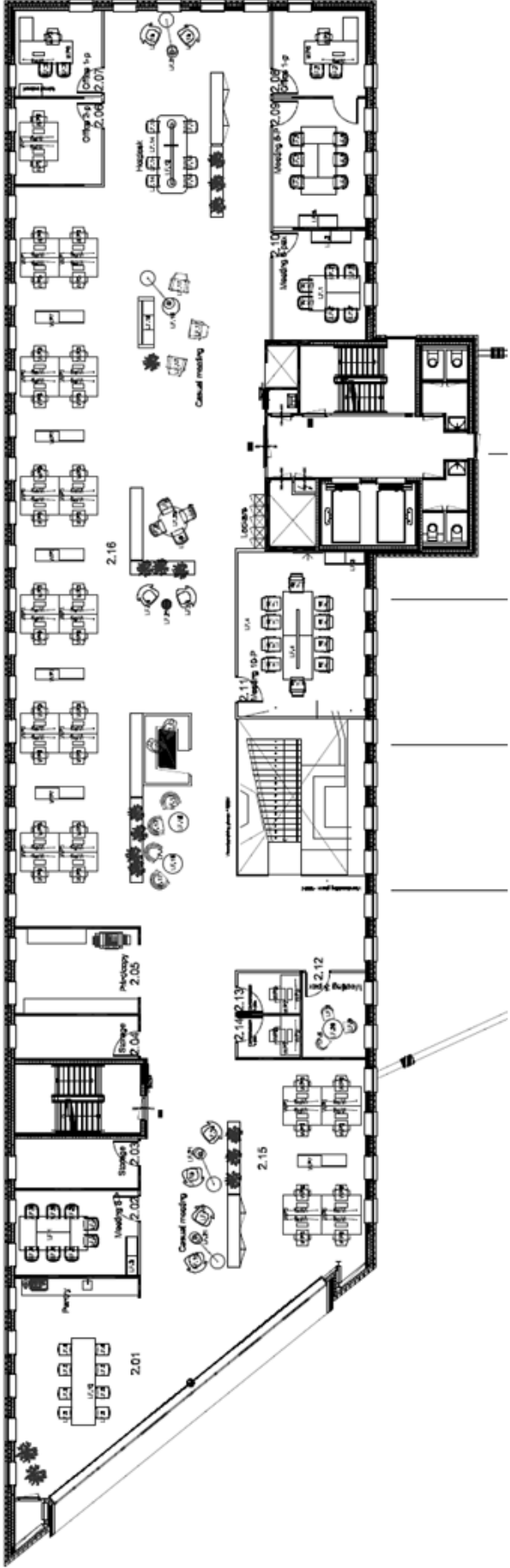
betreft: **VVO per unit**

conform NEN 2580

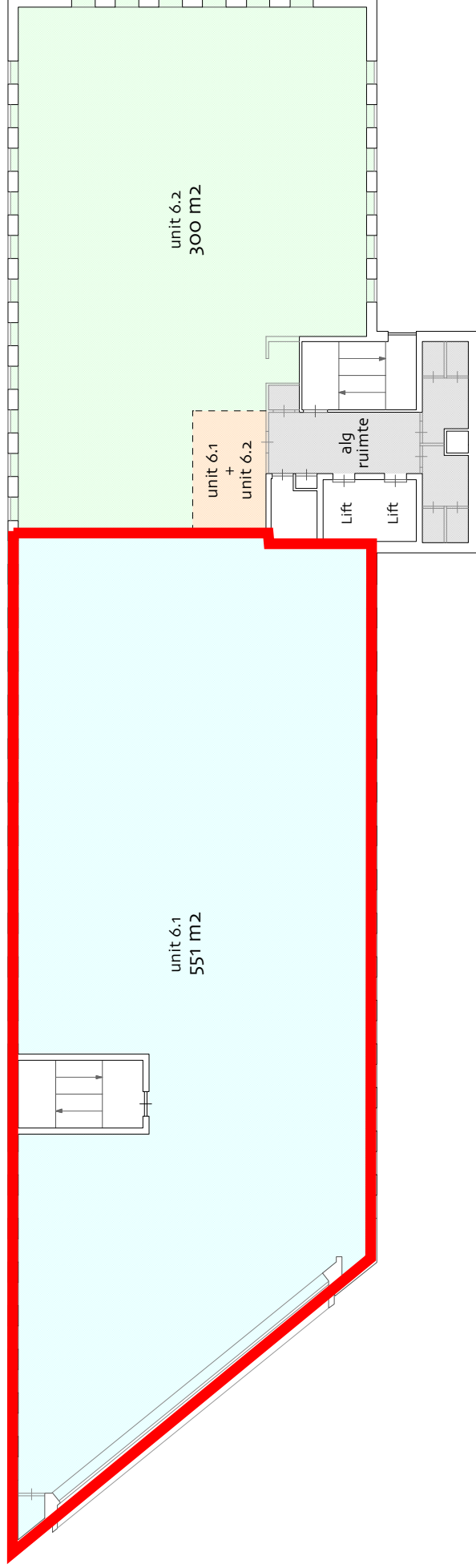
schaal: **1:250**

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2e verdieping



Indelingstekening 2e verdieping



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NB: de vermelde VVO is
inclusief toerekening van
algemene ruimte

6e verdieping