



Project Information

Cumulus Building

Tupolevlaan 65-75
Schiphol-Rijk

To let

Office space in office building Cumulus situated at Schiphol-Rijk

Tupolevlaan 65-75, Schiphol-Rijk

Project description

In Cumulus building the whole 5th floor (penthouse) of approx. 598 m² is available: an open, bright space with panoramic views and a surrounding outdoor area. The building has a high delivery level and shared facilities such as meeting rooms and a manned lunch corner on the ground floor.

The building is situated at RichPort Park Schiphol-Rijk, 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, the "junction Schiphol Zuid" is situated where the busses have a frequency of every 7 minutes during rush hour, and every 15 minutes outside of rush hour. With the Connexxion circle line 180/181, the R-Net bus line 340 and the regular bus line the entire region of Schiphol, Amsterdam and Hoofddorp is accessible fast and easily. For detailed information, go to vervoerregio.nl.

Surface area

Currently the whole 5th floor (penthouse) of approx. 598 sq m. is available for rent.

Situated on the 4th floor are several small-scale office units (units), varying in size with many shared facilities. For these units a separate project information is available on request.

Parking

Parking spaces available in the parking garage, based on a ratio of 1 parking place per approx. 40 sq m rented office space.

State of delivery

The building/office space features include:

- lunch corner on the ground floor;
- terrace around the building;
- elevators;
- sanitary facilities on every floor;
- parking facilities;
- fibre optic;
- suspended ceiling with built-in light fixtures;
- 24/7 access;
- meeting facilities.

The floor will be equipped with new ceilings with LED lighting.

Lessor is willing to offer a turn-key delivery and invest in the costs therefore.

The building will be equipped with charging stations for electrical cars.

The building is provided with energy label C. It is expected that the building will be gas-less at the end of 2024, and an energy label A will be applicable then.

Rental price

The rental price for the office space is € 130 per sq m per year excluding VAT and service charges.

The rental price for the parking places is € 900 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 rise 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.

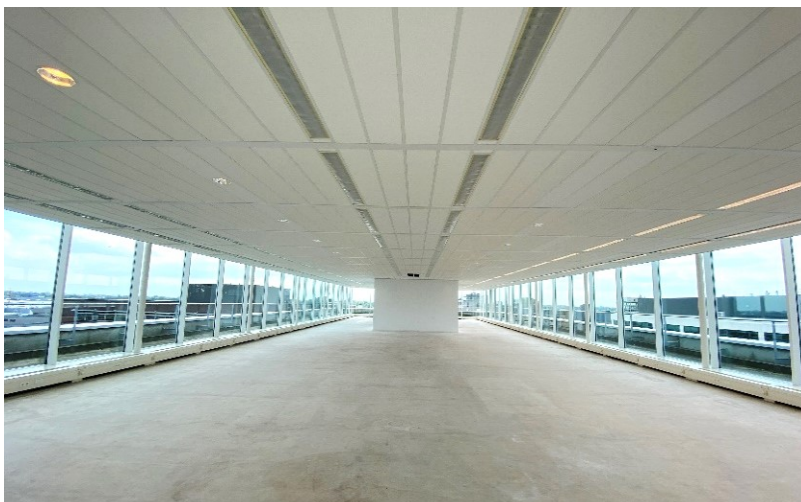
Acceptance

At short notice.

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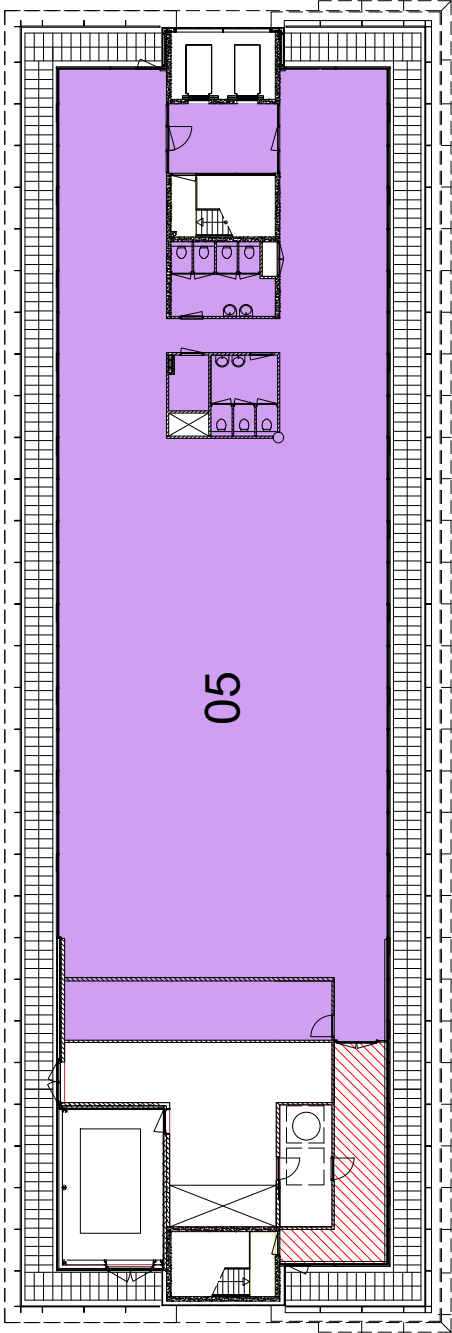
VERHUURGEGEVENS - 5e Verdieping

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Certificaatnummer : 20141800_1119PA_001B

Gebouw : 1119PA
Adres : Tupolevlaan 65-75
Plaats : Schiphol-Rijk
Datum : 2-6-2020

Bouwlaag : 5e Verdieping

Certificaat
B



Huurders:

- Unit 05-01
- Toeslag gebouwniveau

Contour:

