

MEET
&
GREET



Project Information

Spicalaan-Smart Office

Spicalaan 1 - 59
Hoofddorp

To let

Smart Office office space in Building Spica at Beukenhorst Oost in Hoofddorp

Spicalaan 1 – 59, Hoofddorp

Project description

Smart Offices are available in the modern office Spica Building, the entire ground floor is designed as Smart Office. In this Smart Office concept turn-key office space is available for a fixed all-in price. The ground floor has a large common space with a spacious kitchen with unlimited coffee and tea, spaces to meet and various meeting rooms which you can book by an application.

The complex is surrounded by extensive green areas and terraces. The surrounding area offers many facilities, such as hotel Hyatt Place Amsterdam Airport and a NH Hotel. The hotels offer several facilities such as meeting rooms, restaurants and fitness spaces,

Location

With both the A4 (Amsterdam-Den Haag-Rotterdam) and the A5 (Haarlem) at only a few car minutes away, the area offers excellent access to major roads. The NS train station is in proximity as well, and Schiphol Airport is only 10 minutes away by car.

A bus stop for R-Net bus line is in the direct vicinity of the building. This high speed, 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. For further information about R-Net, go to connexion.nl.

Surface area

The following Smart Office spaces are currently available:

- unit 0.11 : approx. 2-4 working places;
- unit 0.12 : approx. 3-5 working places;
- unit 0.13 : approx. 6-8 working places;
- unit 0.14 : approx. 2-4 working places;
- unit 0.15 : approx. 2-4 working places;
- unit 0.16 : approx. 6-8 working places;

Parking

Parking places are available in the secured parking garage below the building.

State of delivery

The building/office space features include:

- spacious entrance with 'manned' reception desk and a coffee corner;
- restaurant;
- lunch facility/catering;
- unlimited coffee and tea;
- elevator;
- shared pantry and cleaning common areas;
- parking facilities;
- fiberglass;
- 24/7 access;
- suspended ceilings with built-in lighting fixtures;
- meeting rooms.

The building is provided with energy label A.

Rental price

unit 0.11	: approx. 2-4 working places:	€ 875 per unit per month
unit 0.12	: approx. 3-5 working places:	€ 1,135 per unit per month
unit 0.13	: approx. 6-8 working places:	€ 1,775 per unit per month
unit 0.14	: approx. 2-4 working places:	€ 875 per unit per month
unit 0.15	: approx. 2-4 working places:	€ 875 per unit per month
unit 0.16	: approx. 6-8 working places:	€ 1,175 per unit per month

The above mentioned rental prices are excluding VAT.

The price assumes a lease term of at least 12 months. For a lease term of 3 up to 12 months the rent will be increased by 10%.

Optional costs per unit per month:

Parking	: € 108.33 per parking place
Furniture per workplace	: for a desk, chair and archive space, to be terminated
Cleaning	: for the weekly cleaning of the unit, price depending of the size of the unit

These prices are 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 purpose giving right to VAT deductions, so that taxed rent may be opted for.

Service charges

The rental price includes service costs.

Acceptance

Immediately.

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