



Project Information

Le Carré E Building

Beechavenue 102 -120
Schiphol-Rijk

To let

Office space in Le Carré E building at RichPort Park Schiphol-Rijk

Beechavenue 102 – 120, Schiphol-Rijk

Project description

Detached small-scale office building of approx. 2,300 sq m in total, divided over 5 floors situated at a high exposure location along the N196. The building is provided with two elevators, peak cooling and a joint spacious parking garage. The office space is basically delivered with a new suspended ceiling with LED-lighting, but a turn-key delivery is also possible. With its surface area of approx. 2,300 sq m this building offers a unique opportunity to use as “single tenant building” instead of being part of a larger complex.

RichPort Park Schiphol-Rijk is 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 businesspark 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 de park (Fokkerweg/Kruisweg crossing), within close proximity to the offices situates the “connection Schiphol Zuid” where the busses have a frequency of every 7 minutes during rush hour, and every 15 minutes outside of rush hour. With the Connexxion circleline 180/181, the R-Net busline 340 and the regular busline the entire region of Schiphol, Amsterdam and Hoofddorp will be available. For detailed information, go to vervoerregio.nl.

Surface area

The building has a total surface area of approx. 2,300 sq m, divided over the ground floor and 4 floors.

Parking

There are 74 parking places available for the offered office space, of which 58 are situated in the parking garage and 16 on the parking deck, both closed off by means of a barrier. There are 10 charging stations, 6 are situated in the parking garage and 4 on the parking deck.

State of delivery

The building / office space features include:

- spacious entrance with atrium;
- two elevators;
- windows that open;
- suspended ceilings with built-in LED-lighting;
- mechanical ventilation with peak cooling;
- two sanitary facilities groups per floor.

The building is provided with energy label B.

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 € 950 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 € 35 per sq m per year excluding VAT as an advance payment with a yearly settlement based on actual cost.

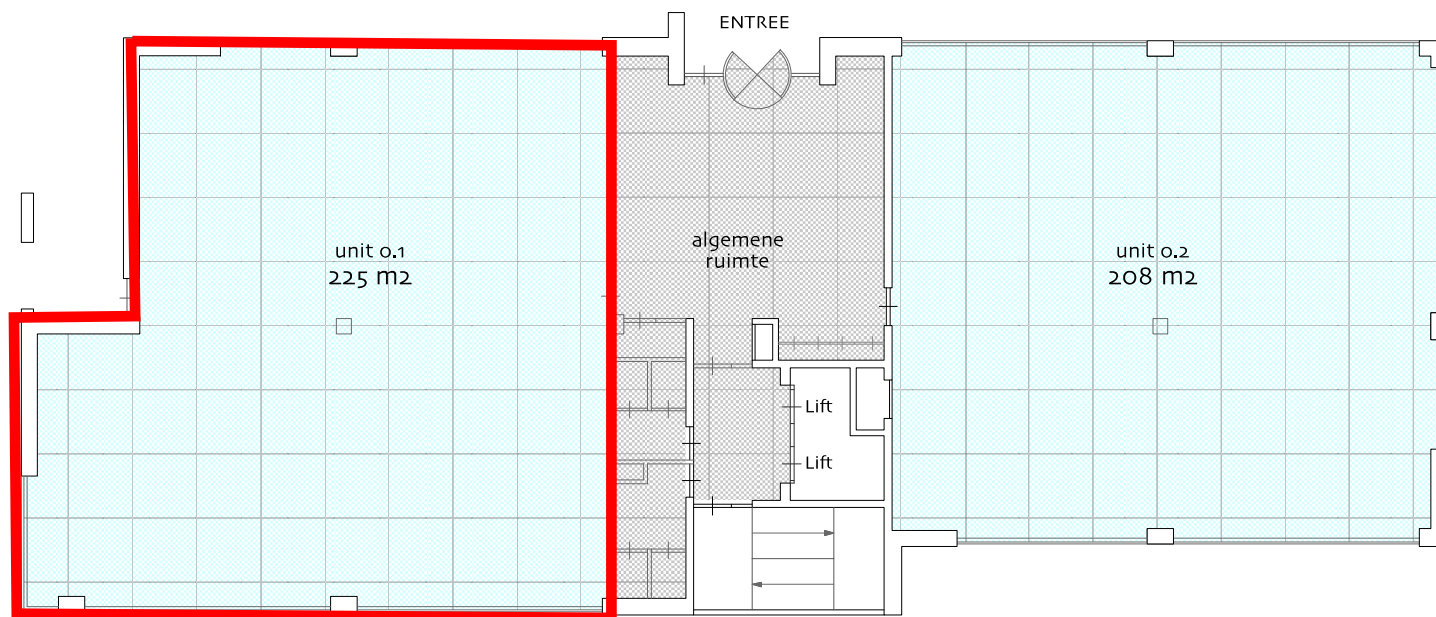
Acceptance

At short notice.

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object: Beechavenue 102-120

plaats: Schiphol-Rijk

datum: 19 november 2012

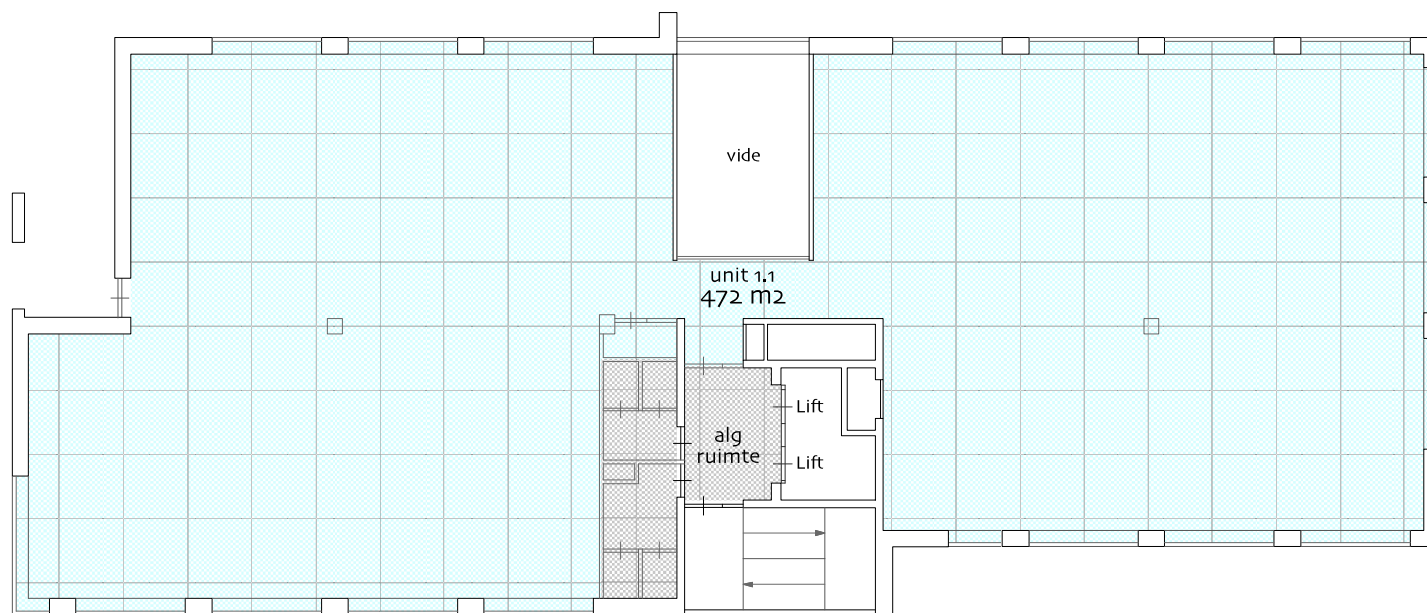
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conform NEN 2580

schaal: 1:200

AeQO Property Support BV | www.aeqo.nl

NB: de vermelde VVO is
inclusief toerekening van
algemene ruimte

begane grond



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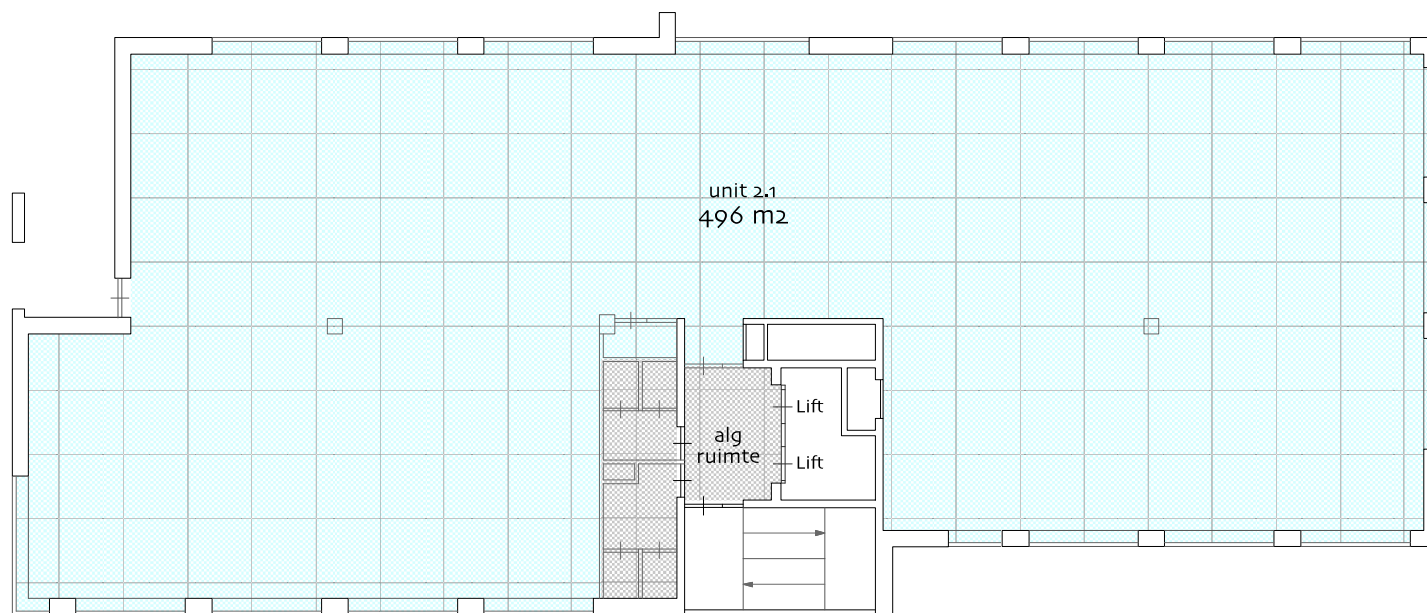
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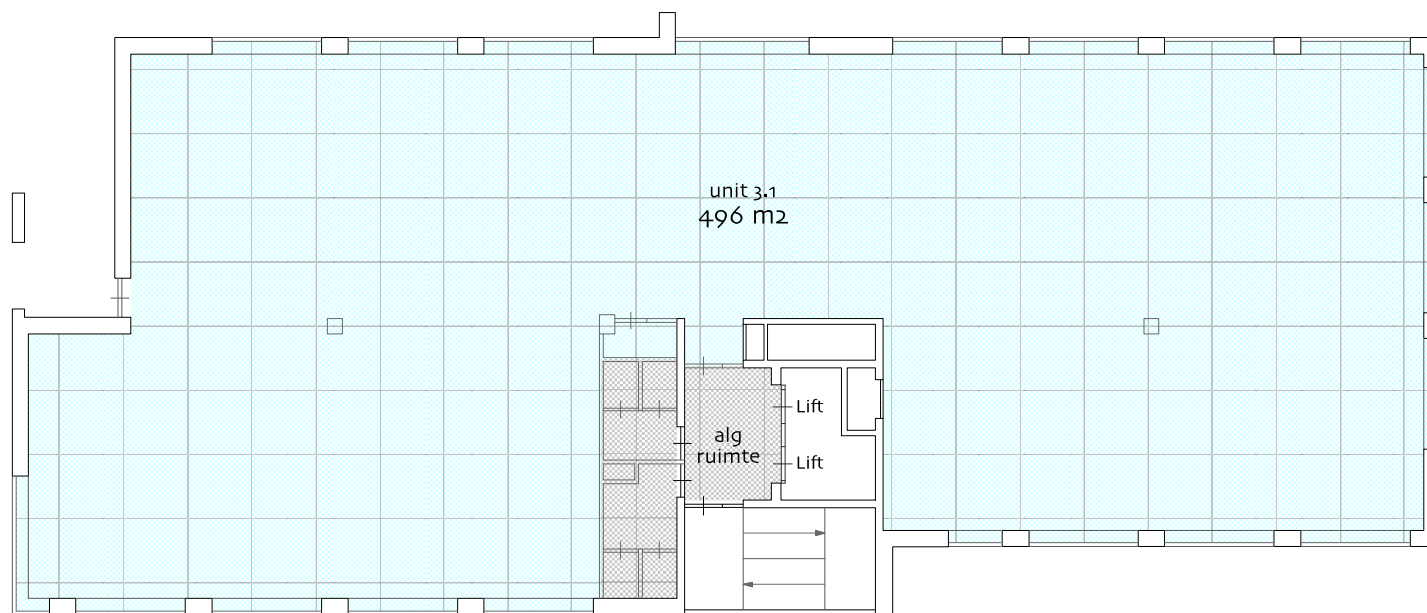
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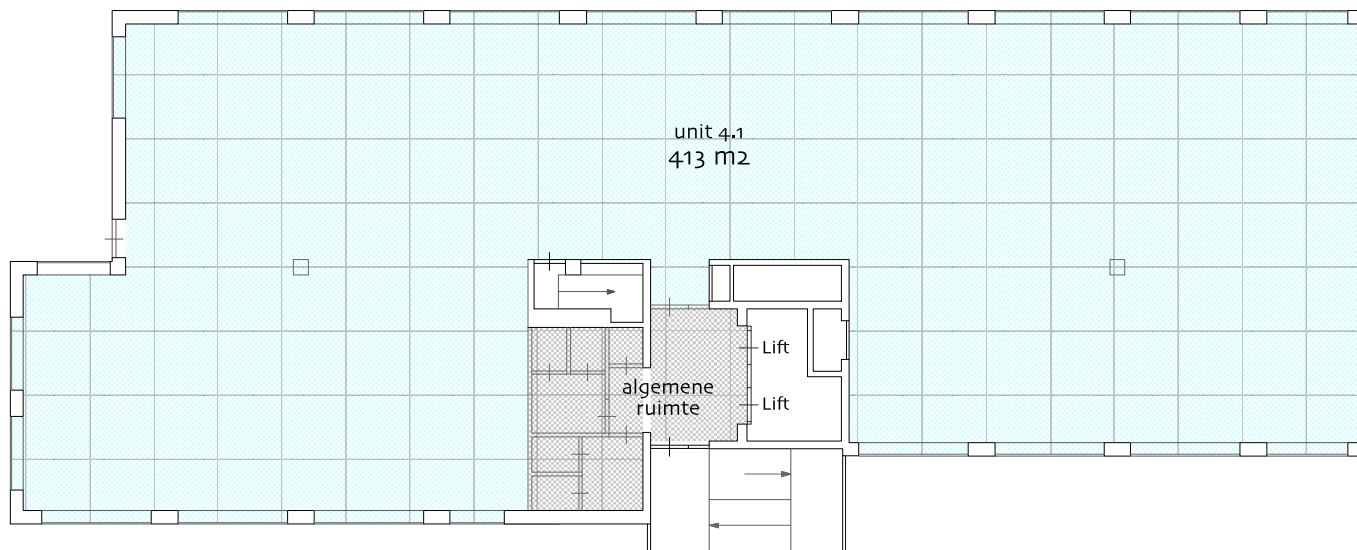
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