



Project Information

Tupolevlaan 41-63

Tupolevlaan 41-63
Schiphol-Rijk

To let

Office space situated on the Tupolevlaan at RichPort Park Schiphol-Rijk

Tupolevlaan 41-63 te Schiphol-Rijk

Projectomschrijving

Independent office wing of approx. 454 sq m located on the 1st floor of a modern designed building with a total surface area of approx. 5,600 sq m, equipped with a loft and representative entrance with reception and welcome area. On the floors, there is a shared kitchen with seating areas for the users of that floor in an communal part.

The building is located at RichPort Park Schiphol-Rijk, an office park in a very well-kept environment with spacious water features and associated planting. There are three hotels in the park, including the Radisson Blu hotel with various meeting facilities and a bar/restaurant. The hotels have shuttle bus services to and from Schiphol Airport. The company CompaNanny also has a branch with a nursery and after-school care (compananny.nl). RichPort Park has a park management organization. Characteristic of this is a coordinated, joint use of all facilities on a business park. Services such as the maintenance of public and private land, green and water facilities and security are provided by the park management.

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 Connexion and R-Net. At the entrance of de park (Fokkerweg/Kruisweg crossing), within close proximity to the offices situates the "junction 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 Connexion circle line 180/181, the R-Net bus line 340 and the regular bus line the entire region of Schiphol, Amsterdam and Hoofddorp is reachable. For detailed information, go to vervoerregio.nl.

Surface area

Currently available for rent:

1st floor: approx. 454 sq m. (complete left wing)

Parking

For the office space are 13 parking spaces available which are located on the parking deck and in the underground parking garage. Visitors can park on the parking deck. There are charging stations for electrical cars for common use.

State of delivery

The building/office space features include:

- representative entrance with reception;
- elevators;
- mechanical ventilation by means of top cooling;
- shared toilet facilities per floor;
- suspended ceiling with built-in light fixtures;
- cable ducts for data and electricity cabling;
- wifi access point.

The office space will be delivered in neat, shell condition.

The building is provided with energy label A+.

Rental price

The rental price for the office space is € 140 per sq m per year excluding VAT and service charges.

The rental price for the parking spaces 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

Immediately.

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Renvooi

-  = Verhuur unit 1
-  = Verkeersruimte
-  = Verhuur unit 2
-  = Sanitaire ruimte



Plattegrond 1e verdieping
Tupolevlaan 41-63, Schiphol-Rijk