



## Projectinformation

## Building Toro

Taurusavenue 133  
Hoofddorp

To Let

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## **Office space in Toro building located on office park Beukenhorst Zuid in Hoofddorp**

### **Taurusavenue 133 in Hoofddorp**

#### Project description

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On the prominent Beukenhorst Zuid office park in Hoofddorp, approx. 3,074 sq m of high-quality office space is available in one of the striking buildings, comprising the entire 2nd and 3rd floors. It concerns the sustainable, modern designed Toro building which, due to the recent upgrade of the central entrance hall, offers a pleasant and lively working environment with lounge areas, a manned coffee bar/reception and an branch of the restaurant "The Farm Kitchen" of chef Jonathan Karpathios. An innovative food concept that, according to the chef, fits right in with the "new way of working" post-Corona.

The Toro building is situated in a unique location directly along the Geniedijk (Defence Line of Amsterdam and UNESCO world heritage site), next to the monumental farm of restaurant Den Burgh. The parking facilities are directly accessible from the Taurusavenue.

The office park Beukenhorst Zuid has much to offer the office user: there are inviting walking paths, greenery and water and within walking distance are several opportunities to drink coffee on a terrace, to have lunch or dinner or just informally chat. The building was built in 2012 and user Schneider Electric has recently renewed the lease for the ground and 1st floor.

#### Location

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Accessibility is excellent with the A4/A44 motorway exit (Amsterdam - The Hague - Rotterdam) and the A5 motorway just a few minutes away by car. The Taurusavenue serves as the central approach road to Hoofddorp. Schiphol Airport can be reached by car within 10 minutes. The NS-station Hoofddorp and a stop of R-Net, are at walking distance. R-Net is a (largely) free bus route with a fast bus connection between Haarlem via Schiphol to Amsterdam-Zuidoost (line 300) and between Nieuw-Vennep via Schiphol to Amsterdam Zuid WTC (line 310). Further information about travelling with R-Net can be found on [connexion.nl](http://connexion.nl)

#### Surface area

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The building has a total of approx. 5.625 sq m office space, of which approx. 3.074 sq m currently available, divided as follows:

2<sup>nd</sup> floor:        approx. 1.537 sq m;  
3<sup>th</sup> floor:        approx. 1.537 sq m.

## Parking

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The offered office space includes 67 parking spaces, which are located on private property and closed off by a barrier. This means a very generous parking ratio of one parking space per approx. 45 sq m of leased office space.

Charging stations for electric vehicles are available.

## State of delivery

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The building/ office space features include, amongst other things:

- spacious central entrance hall with lobby, lounge, coffee bar and reception;
- Atrium over the entire height of the building;
- two elevators;
- 2 double toilet groups per floor. These will be expanded in number;
- suspended ceilings with led lighting fixtures;
- floor-to-ceiling windows with windows that can be opened per 3.60 m pattern;
- Cable ducts with electricity and connection points for data cabling;
- Top cooling and heating by means of induction units in the ceiling.

A heat pump is used for cooling. In time, this will also be used to heat the building.

The building has energy label A and a BREAAAM New Building Certificate.

## Rental price

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The rental price for the office units is € 215 per sq m per year excluding VAT and service charges.

The rental price for the parking places is € 1,650 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

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The service charges are € 50 per sq m per year excluding VAT as an advanced payment with a yearly settlement based on actual cost.

## Acceptance

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In consultation, at short notice.

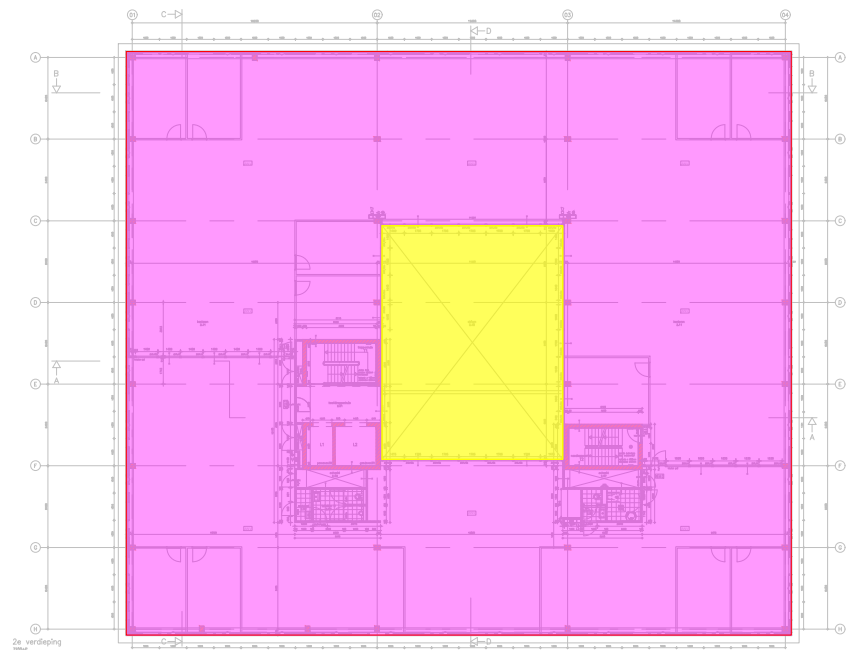
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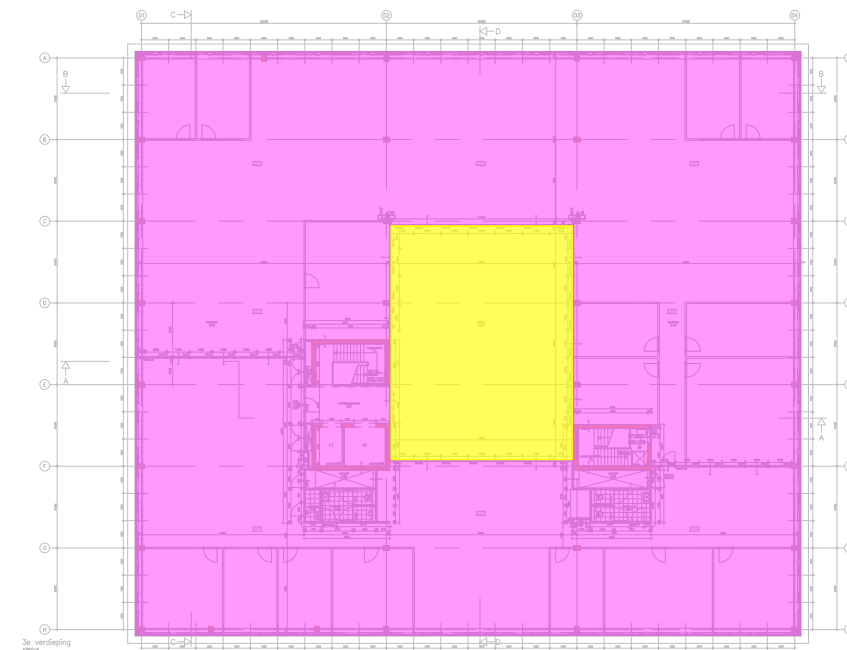




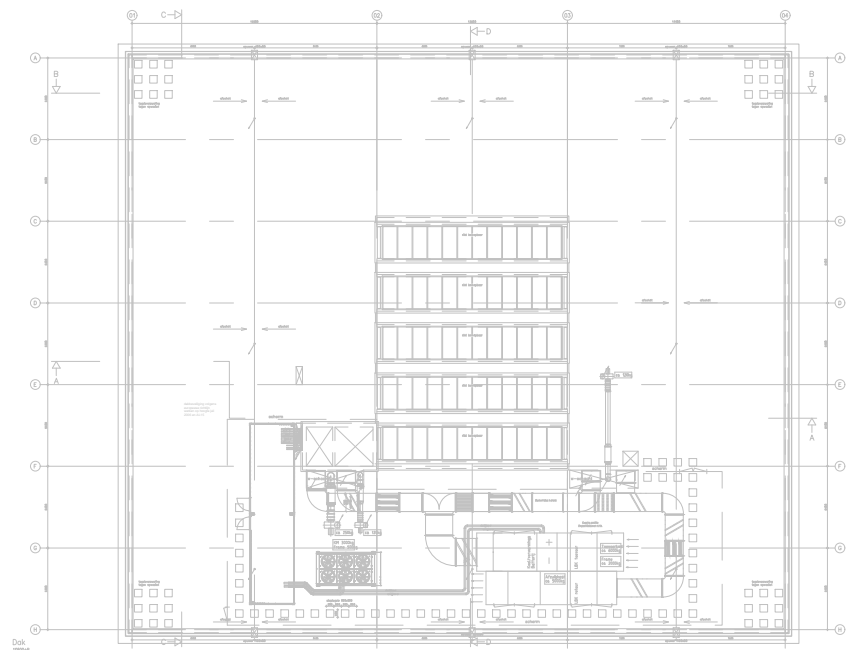




2e verdieping



3e verdieping



Dak verdieping

Legenda	
[Red box]	--
[Yellow box]	VIDES
[Blue box]	--
[Grey box]	--
[Light blue box]	--
[Pink box]	BVO leegstand
[Green box]	BVO algemeen
[Orange box]	BVO Schneider Electric
[Dark blue box]	--
[Light red box]	--

**bbn**

**NEN 2580**

Opdrachtgever: MVGM Property- & Asset Management

Project: Taurusavenue 133  
Hoofddorp

Omschrijving: Bruto Vloer Oppervlak (BVO)  
2e, 3e en dak verdieping

Getekend: MN d.d.: 03-08-2022

Schaal: 1 : 500 Versie: A2

Projectnummer: 2200662 Blad: 201

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bbn is gecertificeerd bij SKG-IKOB onder nummer: SKG-IKOB 011442.01.NL