



Project Information

Bee Building

Wegalaan 35-49
Hoofddorp

To let

Office space in Bee Building situated at office park Beukenhorst-Oost

Wegalaan 35-49, Hoofddorp

Project description

Approx. 2,200 sq m. office space divided over the ground floor, 1st and 2nd floor is currently available in this building with special architecture. The building has a partly glass, partly brick façade and has a very spacious, representative central entrance hall with seating area, equipped with, among other things, two elevators and luxury sanitary facilities.

Parking spaces are located in the underground parking garage and in front of the building on a private parking area. The office building has an excellent location situated on the office park Beukenhorst-Oost.

Location

Accessibility is without a doubt excellent with the A4 / A44 (Amsterdam - The Hague - Rotterdam), and the A5 a few car minutes away. Schiphol Airport is reachable within 10 minutes by car. The NS-railway station Hoofddorp is a short distance away. At the NS station there is a stop of the free bus lane R-Net, the superfast 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 can be found on connexion.nl.

Surface area

The total surface area is approx. 4,600 sq m, of which approx. 2,200 sq m is currently available for rent:

ground floor: approx. 214 sq m unit 1A2 right wing

1st floor: approx. 556 sq m unit 2 left wing
 approx. 420 sq m unit 3 right wing
 approx. 976 sq m

2nd floor: approx. 1,016 sq m unit 4

Parking

The office space comes with parking places based on the parking norm 1 place per approx. 50 sq m rented office space.

These parking spaces are located in the underground parking garage and on the private parking area. In front of the building there is also a public parking lot based on a regular parking fee or via a subscription.

State of delivery

The building/the office features include:

- spacious, representative entrance
- 2 elevators;
- mechanical ventilation with top cooling;
- new ceilings with LED lighting;
- cable ducts for electricity, data and telephone cabling;
- security installation;
- luxury sanitary facilities.

The building is equipped with fiberglass.

The rental price is based on a shell delivery with new suspended ceilings with LED lighting, but a turn-key delivery is also possible.

The building has energy label C.

Rental price

The rental price for the office is € 155 per sq m per year, excluding VAT and service charges.

The rental price for the parking places in both the parking garage and on the private parking area 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 right to VAT deductions, so that taxed rent may be opted for.

Service charges

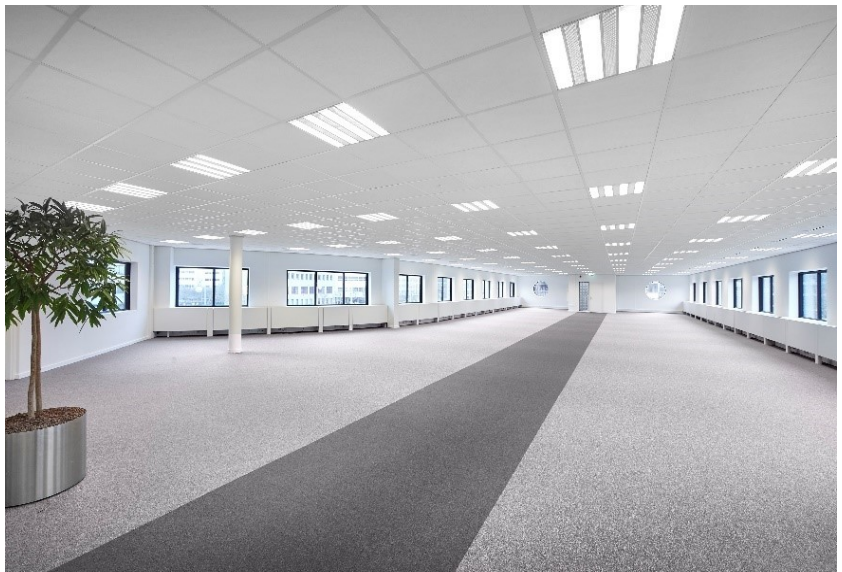
The service charges are € 40 per sq m per year excluding VAT based on at advance payment with a yearly settlement.

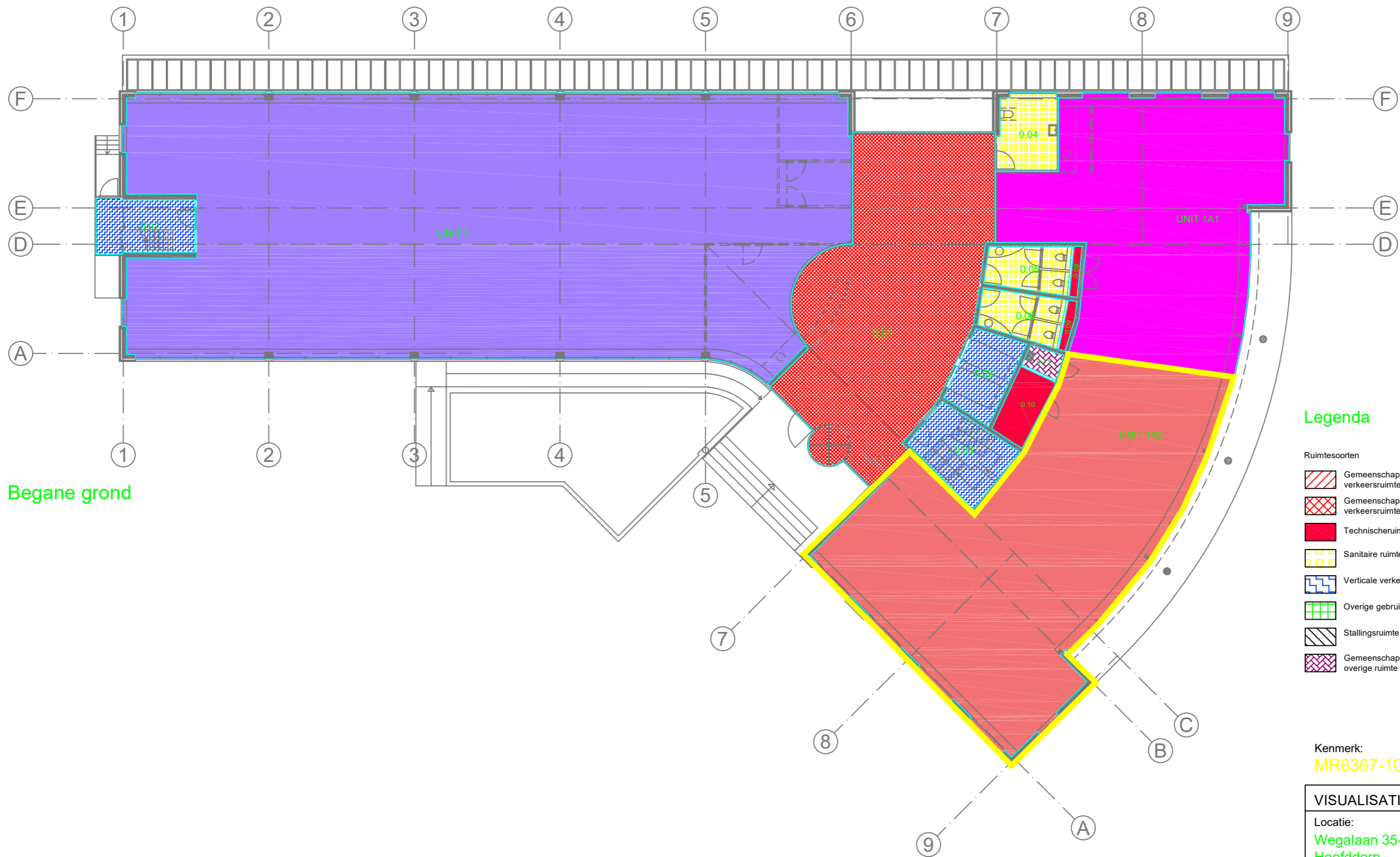
Acceptance

In consultation, on short notice.

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Begane grond

Legenda

- | Ruimtesoorten | Bedrijfsorganen |
|--|-----------------|
| Gemeenschappelijke verkeersruimte bouwlaag | Unit 1 |
| Gemeenschappelijke verkeersruimte gebouw | Unit 1A1 |
| Technischeruimte | Unit 1A2 |
| Sanitaire ruimte | Unit 2 |
| Verticale verkeersruimte | Unit 3 |
| Overige gebruiksfunctie | Unit 5 |
| Stallingsruimte | Unit 6 |
| Gemeenschappelijke overige ruimte | Unit 8 |
| | Unit 7 |

Kenmerk:
MR6367-10032023-01

VISUALISATIE NEN 2580 METING

Locatie:
Wegalaan 35-49
Hoofddorp

Onderwerp:
Plattegrond
BEGANE GROND

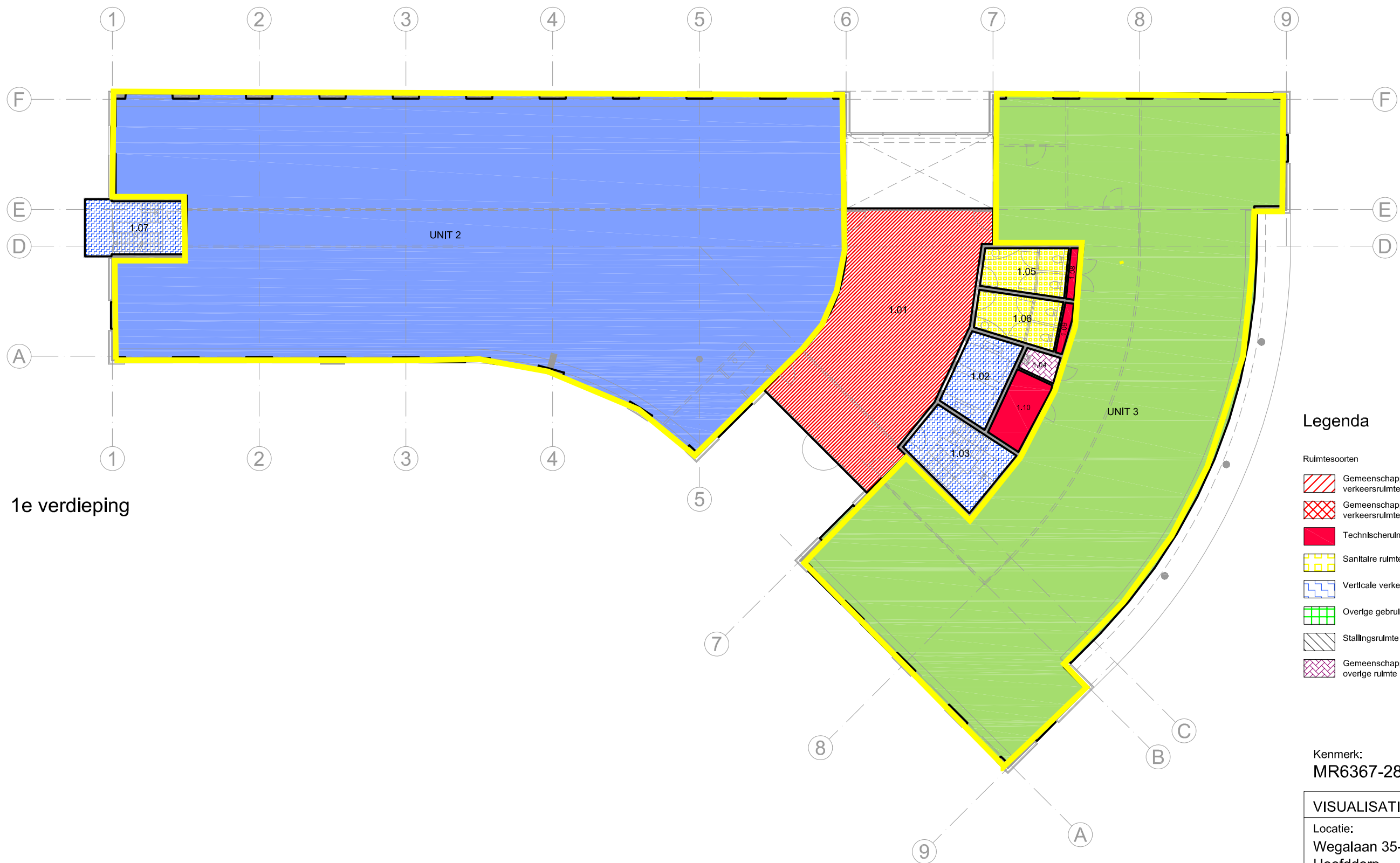
Schaal: NVT Form: A3

Bouwstudio PelsersHartman



Opmerking

Lichte scheidingswanden binnen de units kunnen afwijken van de actuele situatie.



1e verdieping

Legenda

Ruimtesoorten	Bedrijfsorganen
Gemeenschappelijke verkeersruimte bouwlaag	Unit 1
Gemeenschappelijke verkeersruimte gebouw	Unit 1A
Technischeruimte	Unit 2
Sanitaire ruimte	Unit 3
Verticale verkeersruimte	Unit 4
Overige gebruiksfunctie	Unit 5
Stallingsruimte	Unit 6
Gemeenschappelijke overige ruimte	Unit 7

Kenmerk:
MR6367-28122020-01

VISUALISATIE NEN 2580 METING

Locatie:
Wegalaan 35-49
Hoofddorp

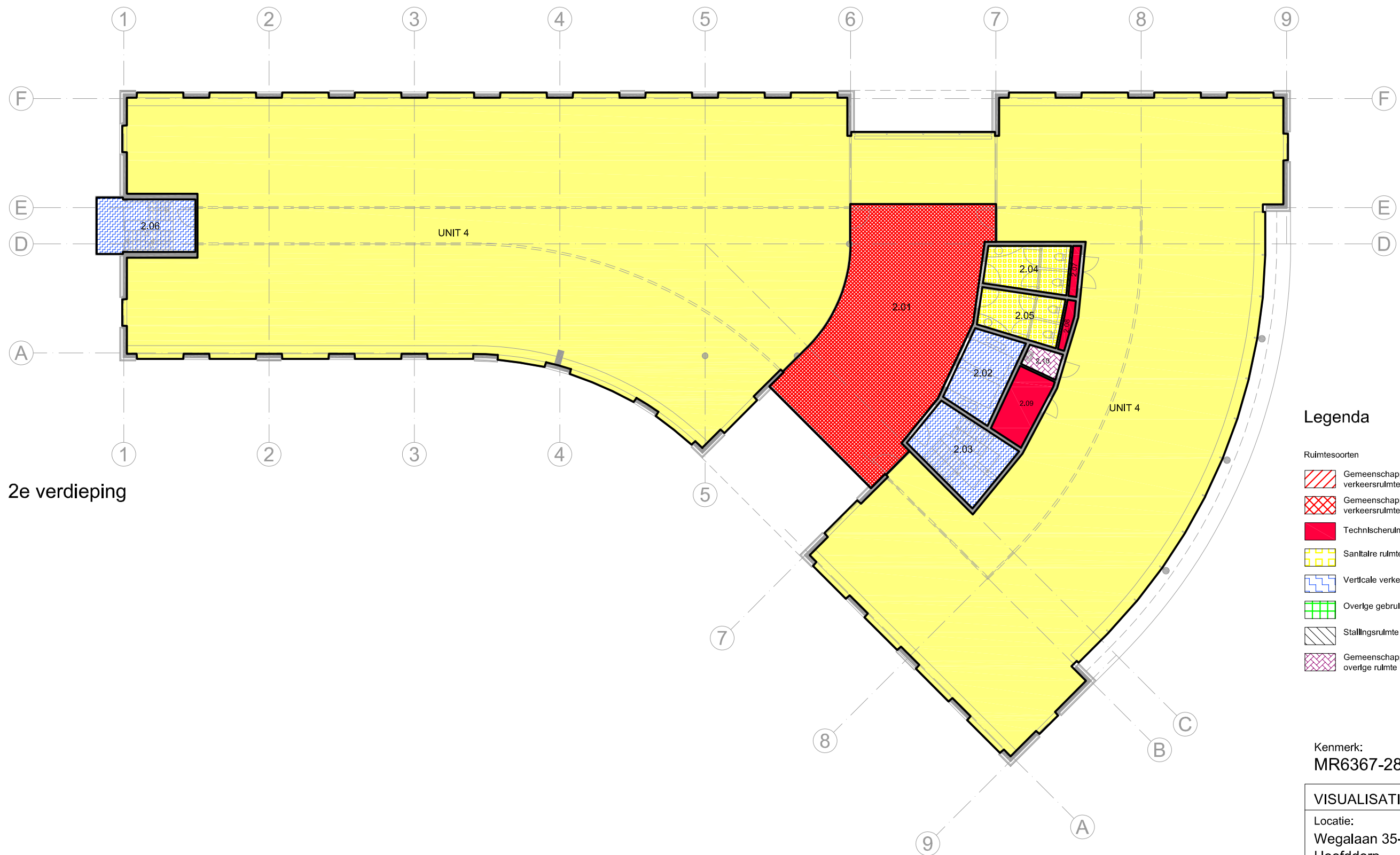
Onderwerp:
Plattegrond
EERSTE VERDIEPING

Schaal: NVT Form: A3

Bouwstudio PelserHartman



Opmerking
Lichte scheidingswanden binnen de units kunnen afwijken van de actuele situatie.



2e verdieping

Legenda

Ruimtesoorten	Bedrijfsorganen
Gemeenschappelijke verkeersruimte bouwlaag	Unit 1
Gemeenschappelijke verkeersruimte gebouw	Unit 1A
Technischeruimte	Unit 2
Sanitaire ruimte	Unit 3
Verticale verkeersruimte	Unit 4
Overige gebruiksfunctie	Unit 5
Stallingsruimte	Unit 6
Gemeenschappelijke overige ruimte	Unit 7

Kenmerk:
MR6367-28122020-01

VISUALISATIE NEN 2580 METING

Locatie:
Wegalaan 35-49
Hoofddorp

Onderwerp:
Plattegrond
TWEEDE VERDIEPING

Schaal: NVT Form: A3

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Opmerking
Lichte scheidingswanden binnen de units kunnen afwijken van de actuele situatie.