



## Project Information

## Le Carré D

Beechavenue 122 - 140  
Schiphol-Rijk

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## **Office unit in Le Carré D building at RichPort Park Schiphol-Rijk**

### **Beechavenue 122-140, Schiphol-Rijk**

#### Project description

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Modern office unit (approx. 176 sq m) situated at a location with a high exposure along the N201. The entrance, general areas and installations have been modernised and adapted. The entrance hall includes a reception area, lounge/coffee bar, separate seating area and tv-screen.

The building is adjacent to the Kruisweg on one side and the N201 on the other side. RichPort Park Schiphol-Rijk is an office park in a well-kept environment with spacious water features and associated green areas. Several hotels are situated at the park, including the Radisson Blu, which includes several meeting facilities and a bar/restaurant. The hotels have shuttle buses from and to Schiphol Airport.

Furthermore, CompaNanny is located nearby, which provides a nursery and day-care facility outside of school hours ([compananny.nl](http://compananny.nl)). RichPort Park Schiphol-Rijk 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

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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 [connexion.nl](http://connexion.nl).

#### Surface area

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Available office unit:  
ground floor: approx. 176 sq m – unit 1.04.

## Parking

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The corresponding parking places are located in the parking garage or on the parking deck, both closed by means of a barrier with, among other things, an advanced license plate recognition system. The parking spaces can be rented on the basis of a parking standard of 1 space per approx. 40 sq m rented office space. Charging stations for electric cars are available for tenants/visitors.

## State of delivery

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The building/the office space features include:

- representative entrance with manned reception desk and lounge/coffee bar;
- 2 elevators;
- advanced digital access control system;
- new suspended ceilings with built-in Led lighting fixtures;
- peak cooling;
- modern sanitary facilities;
- electrically operated sun blinds.

The building is provided with energy label A.

## Rental price

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The rent for the office space is € 150 per sq m per year excluding VAT and service charges.

The rent for the parking places 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

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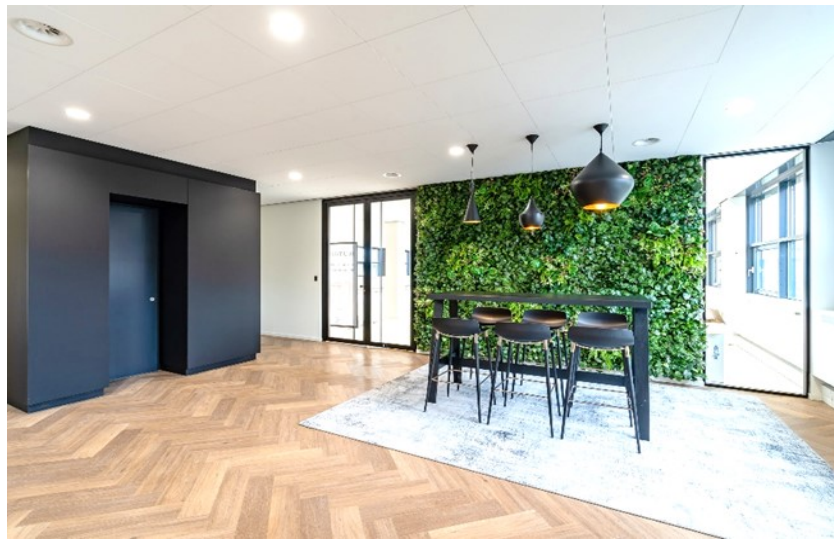
The service charges are € 55 per sq m per year excluding VAT as an advanced payment with a settlement based on actual cost.

## Acceptance

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At short notice.

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