



## Project Information

Kruisweg 759

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Hoofddorp

To let

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## **Office space in small scale office complex in Hoofddorp**

### **Kruisweg 759, Hoofddorp**

#### Project description

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Office space of approx. 225 sq m situated on the entire 2<sup>nd</sup> floor of a small modern office building at a good visible location along the main road (N196).

In the immediate vicinity of the building are, among others, a NH Hotel and a Hyatt Hotel. Both hotels offer various facilities such as meeting rooms and restaurants etc.

#### Location

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The building is located at the edge of Airport Business Park De Hoek, at a visible location on the N196. The accessibility is excellent due to its location at the entrance/exit of the A4 (Amsterdam-Den Haag-Rotterdam) and A5 (Haarlem) motorway. The free elevated busline R-Net has a stop (De Hoek Boven) within walking distance. This super-fast bus line runs between Haarlem via Schiphol to Amsterdam-Zuidoost (line 300) and between Nieuw-Vennep via Schiphol to Amsterdam Zuid WTC (line 341) or Amsterdam Centrum (line 397), guaranteeing perfect accessibility by public transport. Further information can be found on [connexxion.nl](http://connexxion.nl).

#### Surface area

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The entire 2<sup>nd</sup> floor of approx. 225 sq m is available, which is divided by means of partition walls in various office spaces and is equipped with its own toilets and pantry.

#### State of delivery

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The building / office space features include:

- elevator;
- room layout by means of partition walls;
- carpeting;
- suspended ceilings with built-in light fittings;
- new pantry with dishwasher;
- modernized women's and men's toilets;
- air conditioning split units in all rooms;
- heating by means of radiators;

The building has energy label C.

## Parking

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A maximum of 12 parking spaces can be rented at the available office space.

## Rental price

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The rent for the office space is € 27,000 per year excluding VAT, service costs and parking spaces. The rental price for the parking places is € 750 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 € 33 per sq m per year excluding VAT based on an advance payment with a yearly settlement.

## Acceptance

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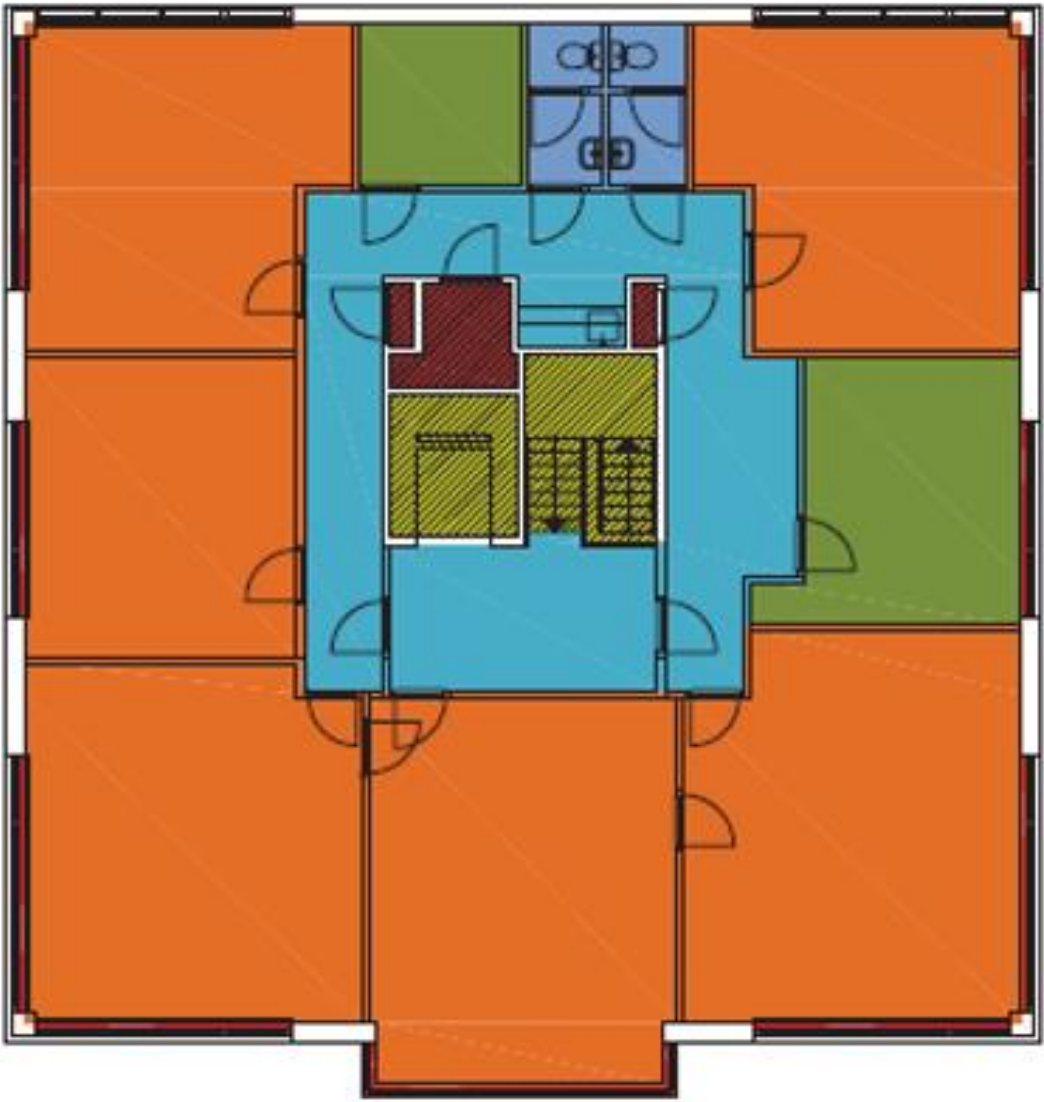
In consultation, on short notice is possible.

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2<sup>de</sup> verdieping Kruisweg 757-759 Hoofddorp