



Project information

Zandsteen

Zandsteen 14-26  
Hoofddorp

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## **Warehouse-/ office unit situated at Airport Business Park De Hoek Hoofddorp**

### **Zandsteen 14-26, Hoofddorp**

#### Project description

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A combined warehouse/office unit of approx. 297 sq m warehouse space with approx. 208 sq m office space located at Business Park De Hoek. The warehouse space is equipped with an electrically operated overhead door and has a clear height of approx. 7 m. The floor of the warehouse has recently been provided with a new top layer. The complex includes both solitary office buildings and mixed warehouse/office buildings. The owners and users of the buildings in Airport Business Park De Hoek recently set up a park management organisation, which will be responsible for, among other things, the security of the area and the maintenance of roads and green areas. The business park is home to both an NH Hotel and a Hyatt Hotel. Both hotels offer various facilities such as meeting rooms and restaurants, fitness rooms, a spa and a swimming pool.

#### Location

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Airport Business Park De Hoek is located along the N196 (Kruisweg) in Hoofddorp. The accessibility of the business park is excellent because of the location close to the exit of highway A4 (Amsterdam-Den Haag-Rotterdam) and A5 (Haarlem). The super-fast bus connection Zuidtangent has a stop (De Hoek Boven) at the edge of the area. The connection between Haarlem via Schiphol and Amsterdam-Zuidoost (line 300) and between Nieuw-Vennep via Schiphol to Amsterdam Zuid WTC (line 310) guarantees a perfect accessibility by public transport. For further information go to [connexion.nl](http://connexion.nl)

#### Surface area

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In the complex a combined office/warehouse unit is available at the moment of approx. 716 sq m, situated on private ground. The unit is divided as follows:

Warehouse space : approx. 297 sq m;  
Office space : approx. 208 sq m.

#### Parking

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There are reserved places available, situated on private ground.

## State of delivery

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The warehouse space features include:

- clear height approx. 7 m;
- floor load approx. 2,500 kg/sq m;
- electrically operated overhead door;
- smooth finished concrete floor;
- power current;
- lightning;
- heating by means of gas heaters.

The office space features include:

- suspended ceilings with built-in lighting fixtures;
- heating by means of radiators;
- windows that open;
- pantry;
- 2 toilets;

The office space has energy label B and the warehouse space has energy label A+.

## Rental price

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The rental price is € 58,000 per year, excluding VAT and services charges.

Lessor and Lessee explicitly declare that at the determination of the rental price, the starting point is that the Lessee will permanently use the leased space for the by law determined (or at a later stage to be determined) minimum percentage for purposes giving entitlement to VAT deduction.

## Service charges

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The service charges are € 5 per sq m per year, including the use of electricity in the rented space, as an advance payment with a yearly settlement based on actual costs, excluding VAT.

## Acceptance

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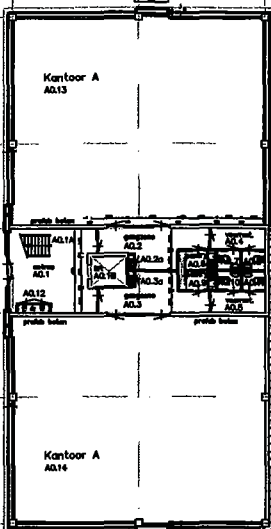
On short-term.

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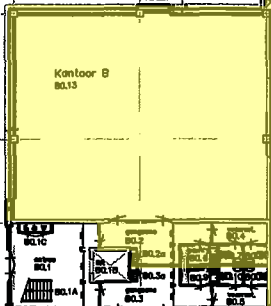


Hoeksteen 7 - 9  
Begane grond Gebouw E

Hoeksteen 11  
Begane grond

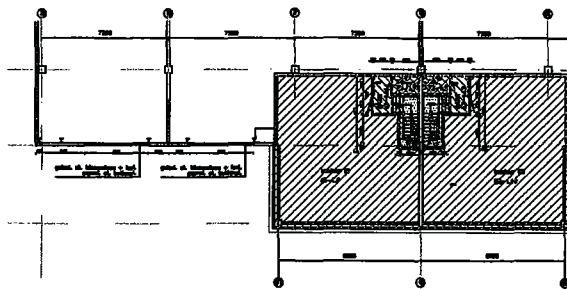
Zandsteen 4  
Begane grond Gebouw A

Zandsteen 14



Zandsteen 26  
Begane grond Gebouw E

Zandsteen 24  
Begane grond Gebouw B



Zandsteen 28-30  
Begane grond Gebouw E

Zandsteen 28-30  
Verdieping I Gebouw E