



## Project Information

## Building Aquarius

Siriusdreef 10 - 20  
Hoofddorp

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## **Office space in Building Aquarius at Beukenhorst Oost in Hoofddorp**

**Siriusdreef 10 – 20, Hoofddorp**

### **Project description**

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Office wing of approx. 910 sq m LFA situated on a prime location at Office Park Beukenhorst Oost. The other tenant of the building is Young Capital, which results in a dynamic and energetic atmosphere in the building. The building consists of two building parts, which are connected to each floor by a foot bridge and an extended atrium over the entire height. Joint use of the reception services and restaurant can be discussed with Young Capital.

In the immediate vicinity of the building there are several hotels, including an NH Hotel and a Hyatt Hotel. The hotels offer various facilities such as meeting accommodations and restaurants, fitness rooms, etc.

### **Location**

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With the exits to both the A4 (Amsterdam-Den Haag-Rotterdam) and A5 (Haarlem) in close proximity, the area offers excellent access to major roads. The NS train station is at a short distance, and Schiphol Airport is only 10 minutes away by car. The Zuidtangent express bus stop lies at a short distance, accessible by means of a footbridge. This high speed, dedicated bus lane service connects Haarlem (via Schiphol) to Amsterdam-Zuidoost (line 300) and Nieuw-Vennep to Schiphol Airport and Amsterdam- Zuid WTC (line 397) and guarantees perfect access via public transport. For further information, go to [connexxion.nl](http://connexxion.nl). Also the NS-Station Hoofddorp is closeby.

### **Surface area**

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At the moment a solitary office wing of approx. 910 sq m LFA is available, situated on the 5<sup>th</sup> floor.

### **Parking**

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Parking spaces are available in the parking garage and on the parking deck. It is possible to rent 18 extra parking spaces on a flexible basis based on availability.

## State of delivery

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The building/ office space features include:

- representative entrance;
- 2 elevators;
- parking facilities;
- windows that open;
- private sanitary facilities.

The building is provided with energy label A.

In addition, the building holds a BREEAM In-Use Certificate 'very good'.

## Rental price

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The rental price for the office space is € 200 per sq m per year, excluding VAT and service charges.

The rental price for the parking spaces is € 1,350 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 € 66 per sq m per year excluding VAT as an advance payment with a yearly settlement based on actual cost.

## Acceptance

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Immediately.

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Impression possible interior



Rapportnummer : 20141531\_2132WT\_001  
Certificaatnummer : 20141531\_2132WT\_001A

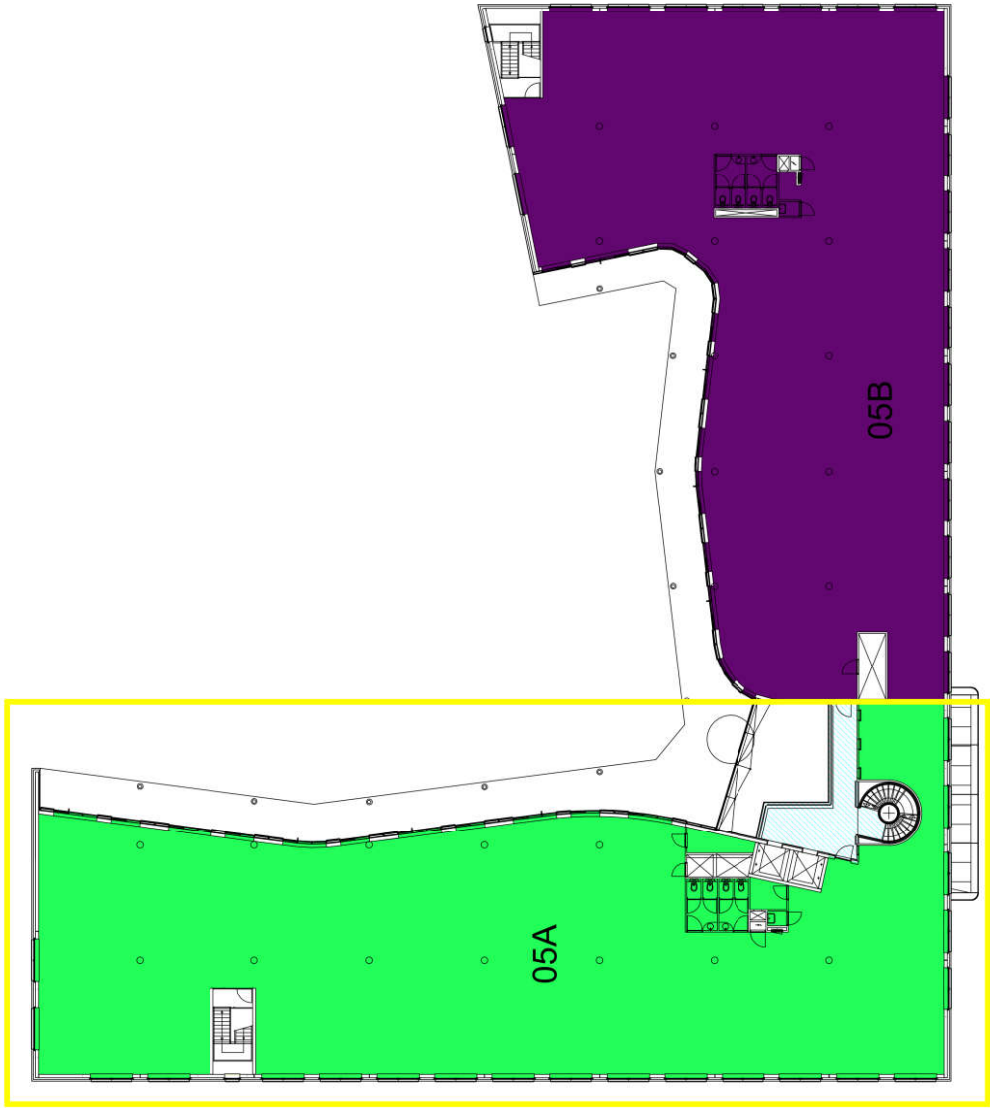
Gebouw : 2132WT  
Adres : Sinusdreef 10-20  
Plaats : Hoofddorp  
Datum : 18-07-2014

Bouwlaag : 5e Verdieping

Certificaat  
A

Huurders:

- Unit 05A
- Unit 05B
- Toeslag bouwlaagniveau



Contour:

