



## Project Information

## Cumulus Building

Office units Tupolevlaan 65-75  
Schiphol-Rijk

To let

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## Turn-key office units in building Cumulus at Schiphol-Rijk

### Tupolevlaan 65-75, Schiphol-Rijk

#### Project description

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The 4<sup>th</sup> floor of the Cumulus building comprises turnkey office units with various surface offices whereby the tenants jointly use extensive facilities such as meeting rooms, lounge areas and large kitchen with all appliances. The building has a modern, light appearance with an atrium and a “manned” lunch corner on the ground floor.

The building is situated at RichPort Park Schiphol-Rijk, an office park in a very well-kept environment with spacious water features and associated green areas. Three hotels are situated in the park, including the Radisson Blu, which offers several meeting facilities and a restaurant. The hotels have shuttle services to and from Schiphol Airport. Furthermore, CompaNanny is located nearby, which provides a nursery and day-care facility outside of school hours ([compananny.nl](http://compananny.nl)). The park 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 business park 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 Connexion and R-Net. At the entrance of de park (Fokkerweg/Kruisweg crossing), within close proximity to the offices, the “junction Schiphol Zuid” is situated where the busses have a frequency of every 7 minutes during rush hour, and every 15 minutes outside of rush hour. With the Connexion circle line 180/181, the R-Net bus line 340 and the regular bus line the entire region of Schiphol, Amsterdam and Hoofddorp is accessible fast and easily. For detailed information, go to [vervoerregio.nl](http://vervoerregio.nl).

#### Surface area

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Number	Rental price	Parking spaces	Advance service costs
Unit 4	€ 577	1 space	€ 180
Unit 5	€ 577	1 space	€ 135
Unit 9	€ 790	1 space	€ 270
Unit 21	€ 550	1 space	€ 127

The numbering corresponds to the numbering on the attached situation sketch.

The stated rental price and service costs are prices per month, including the number of the parking spaces mentioned.

## Parking

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In addition to the associated parking space(s), more spaces are available.  
The rental price is € 80 per place per month excluding VAT.

## State of delivery

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The building/office space features include:

- lunch corner on the ground floor;
- terrace around the building;
- panorama elevators;
- sanitary facilities on every floor;
- parking facilities;
- unlimited coffee and tea;
- furnished (if needed);
- cleaning joint areas;
- fibre optic;
- 24/7 access;
- meeting facilities, lounge areas and large kitchen with all appliances.

The building is provided with energy label C.

## Rental price

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The rental prices of the units are indicated in the above overview.

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 rise to VAT deductions, so that taxed rent may be opted for.

## Service charges

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The service charges per unit are indicated in the above overview. This is an amount based on an advance payment with a yearly settlement. This price includes the usual supplies, services and including the consumption of gas, water and electricity in the rented office space.

## Acceptance

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At short notice.

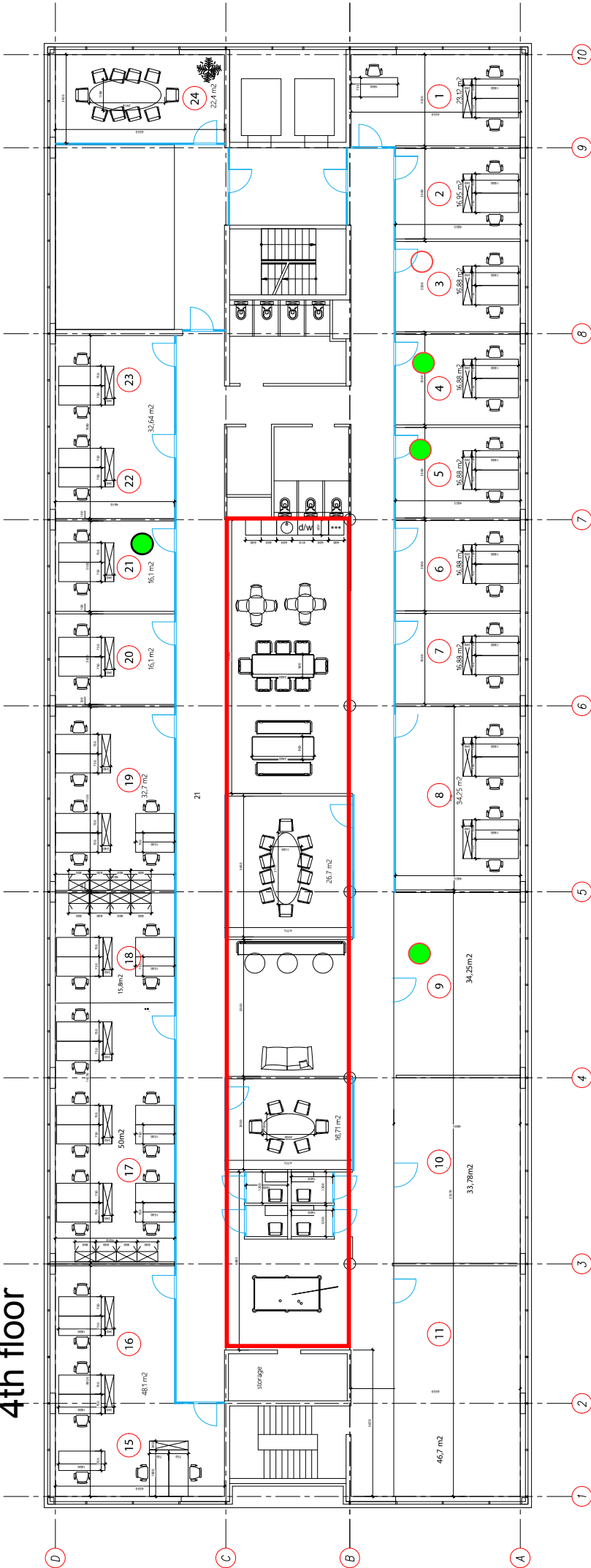
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# 4th floor



- Beschikbare ruimte 
- Algemene ruimte 