



## Project Information

## Aalsmeerderweg

Aalsmeerderweg 604 - 610  
Rozenburg/Schiphol

To let

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## **Office units in a small-scale office complex in Rozenburg/Schiphol**

### **Aalsmeerderweg 604 - 610, Rozenburg/Schiphol**

#### **Project description**

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Office units from 104 sq m, situated in a small-scale office complex with sufficient parking places on a spacious parking area. There are parking places for visitors and charging stations for electric cars. Despite the small scale, the units are equipped with their own facilities such as sanitary facilities and pantry.

The complex is located adjacent to RichPort office park, Schiphol-Rijk. Two hotels are situated at this park, including the Radisson Blu, which includes several meeting facilities and a bar/restaurant. Furthermore, CompaNanny is located nearby, which provides a nursery and day-care facility outside of school hours ([compananny.nl](http://compananny.nl)).

#### **Location**

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The complex is located in the direct vicinity of the exit of the A44/A4/A5 highway to Amsterdam, Haarlem, The Hague and Rotterdam, at the new N201. In addition, the location is also easily accessible from the A9 highway and Amstelveen. Schiphol Airport is only a few minutes away by car or public transport. Public transport to and from Park Schiphol-Rijk is operated by Connexxion and R-net. The busses have a frequency of every 7 minutes during rush hour, and every 15 minutes outside of rush hour. For further information, go to [connexxion.nl](http://connexxion.nl).

#### **Surface area**

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Currently available units:

Left building:

ground floor	approx. 104 sq m	-	unit 0.02
1 <sup>st</sup> floor	approx. 115 sq m	-	unit 1.02

Right building:

1 <sup>st</sup> floor	approx. 222 sq m	-	unit 1.01
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#### **Parking**

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Parking places are available based on a very spacious parking norm of 1 parking place per approx. 25 sq m rented office space. Visitors can park at the front of the building. There is a double charging station for charging electrical cars.

## State of delivery

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The building/office space features include:

- suspended ceiling with LED lighting;
- windows that can be opened;
- own sanitary facilities;
- new pantry;
- central heating by means of radiators;
- cooling by means of air conditioning.

The units are/will be completely renovated and equipped with new air conditioning, acoustic ceilings, new LED lighting fixtures, a herringbone PVC floor and (partly) glass partitions. Also creating a (different) layout can be realized in consultation with the landlord.

The building is provided with energy label A.

## Rental price

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The rental price for the office space is € 125 per sq m per year, excluding VAT and service charges.

The rental price for the parking places is € 500 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 deduction, so that taxed rent may be opted for.

## Service charges

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The service charges are € 45 per sq m per year excluding VAT, as an advance payment and a settlement based on actual cost.

## Acceptance

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Immediately.

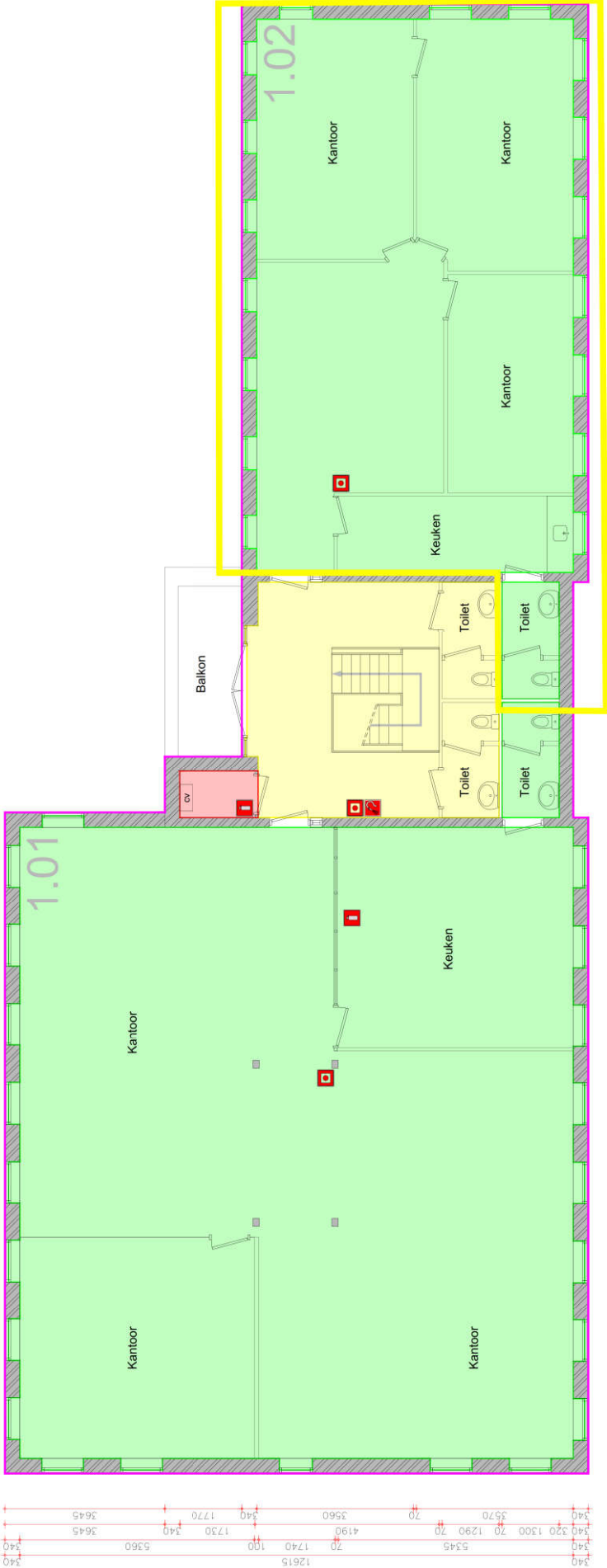
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Aalsmeerderweg 604-606, Rozenburg  
1e verdieping



VVO Bedrijfsruimte  
VVO Algemene ruimte, gebouw niveau  
VVO Algemene ruimte, bouwlaag niveau  
Uitgelooten van VVO

**Renvooi**  
Dragende wanden (bepaald op basis van de dikte van de wand)  
Lichte scheidingswanden (bepaald op basis van de dikte van de wand)

<b>ONTSCHRIJVING</b>		Uitwerking BVO en VVO complex, Aalsmeerderweg 604-606, Rozenburg
<b>OPDRACHTGEVER</b>		Magnus Group
<b>VERDIEPING</b>		1e verdieping
<b>TEKENAAR</b>		Bart Baarsma/roo
<b>SCHAAL</b>		1:100
<b>FORMAAT</b>		A4
<b>DATUM</b>		3-11-2015
<b>MEETCERTIFICAAT</b>		A

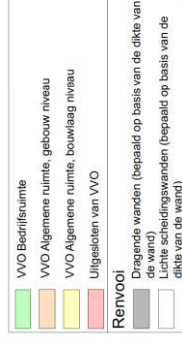
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**AW 1.02**



OMSCHRIJVING	Uitwerking BVO en VDO complex, Adresnummer 600-610, Rozenburg	
OPDRACHTGEVER	Magnus Group	
VERDIEPING	1e verdieping	
TEKENAAR	Bart Beemsterboer	
SCHAAL	1:100	
FORMAAT	A4	
DATEM	3-11-2015	
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