



Project Information

Aalsmeerderweg

Aalsmeerderweg 610
Rozenburg/Schiphol

To let

Office unit in a small-scale office complex in Rozenburg/Schiphol

Aalsmeerderweg 610, Rozenburg/Schiphol

Project description

Office unit with a surface area of approx. 222 sq m, situated in a small-scale office complex with sufficient parking places on a spacious parking area.

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. The hotels have shuttle busses from and to Schiphol Airport. Furthermore, CompaNanny is located nearby, which provides a nursery and day-care facility outside of school hours (compa-nanny.nl).

Location

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 Connexion and R-net. The busses have a frequency of every 7 minutes during rush hour, and every 15 minutes outside of rush hour. There are several stops on the park. For further information, go to connexion.nl

Surface area

first floor: approx. 222 sq m

Parking

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

State of delivery

The building/office space features include:

- suspended ceiling with LED lighting;
- windows that open;
- the unit has its own pantry and toilet within the rented area. In addition, there are two visitor toilets on each floor;
- central heating by means of radiators.

The unit is completely renovated and provided with a new air conditioning, acoustic ceilings, new LED lighting fixtures and a PVC flooring.

The building is provided with energy label A.

Rental price

The rental price for the office spaces is:

€ 125 per sq m per year, excluding VAT, service costs and parking places.

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

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

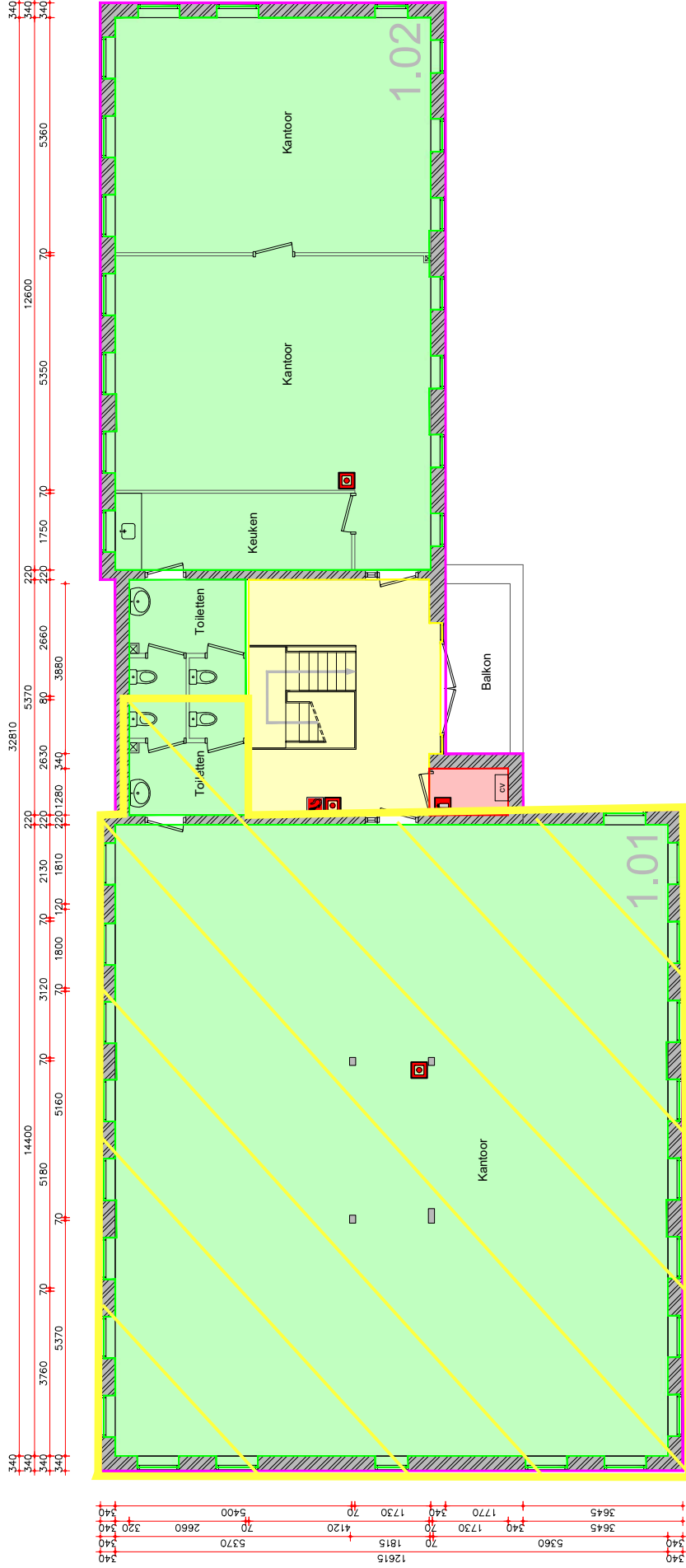
Acceptance

Immediately.

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Aalsmeerderweg 608-610, Rozenburg
1e verdieping



- VVO Bedrijfsruimte
 - VVO Algemene ruimte, gebouw niveau
 - VVO Algemene ruimte, bouwlaag niveau
 - Uitgesloten van VVO
- Renvooi**
- Dreigende wanden (bepaald op basis van de dikte van de wand)
 - Lichte scheidingswanden (bepaald op basis van de dikte van de wand)

OMSCHRIJVING Uit werking BVO en VVO complex, Aalsmeerderweg 608-610, Rozenburg

OPDRACHTGEVER Magnus Group

VERDELPING 1e verdieping

TEREINVAAR Bart Baarmannboer

SCHAAL 1:100

FORMAAT A4

DATUM 3-11-2015

MEETCERTIFICAAT A

AW 1.02

wijf 1: ...
wif 2: 23-8-2022 (10)
wif 3: ...
wif 4: ...
wif 5: ...
wif 6: ...



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