



Project Information

Diamantlaan

Diamantlaan 10
Hoofddorp

To let

Warehouse/office building at business park Graan voor Visch in Hoofddorp

Diamantlaan 10, Hoofddorp

Project description

Warehouse space of approx. 1,270 sq m (or approx. 2,700 sq m) with a corner office building of approx. 700 sq m divided over two floors and a spacious surrounding outside area for loading/unloading and parking. The building is situated on a perfect location on the corner of Diamantlaan and Saffierlaan.

This business park accommodates users from several industries such as logistics, automotive and wholesale but also offices, schools and some residential buildings.

Location

Business park Graan voor Visch offers excellent access from major roads A4/A44/A5 (Amsterdam – Dan Haag – Rotterdam). The shopping centre of Hoofddorp is only a few car minutes away.

The NS train station Hoofddorp lies at a short distance, ensuring great access by train and nearly every bus that comes through the station. The R-Net express bus also has two stops on the edge of the business park. This high speed (mostly dedicated bus lane) service connects Haarlem (via Schiphol) to Amsterdam-Zuidoost (line 300) and Nieuw-Vennep to Schiphol Airport and Amsterdam- Zuid WTC (line 310) and guarantees perfect access via public transport.

Surface area

- Unit 1: approx. 1,270 sq m warehouse space and approx. ca. 700 sq m office space.

This unit can be expanded with:

- Unit 2: approx. 1,420 sq m warehouse space.

Total approx. 2,690 sq m warehouse space with approx. 700 sq m office space.

Parking

Approx. 30 parking places are available on private ground.

State of delivery

The warehouse space features include:

- persons entrance with a reception desk;
- sanitary facilities and pantry on the ground floor;
- simple office space on the floor;
- 3 overhead doors;

- gas heater;
- roof lights;
- smooth finish concrete floor;
- skylights.

Rental price

The rental price is:

Unit 1 - warehouse- and office space : € 190,000;

Unit 2 - warehouse space : € 114,000;

per year excluding VAT and service charges.

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

The service charges are € 12,50 per sq m per year excluding VAT as an advanced payment with a yearly settlement based on actual cost.

Acceptance

To be agreed upon.

Although BT Makelaars takes due care in compiling all information provided , the accuracy of the content cannot be guaranteed and no rights or obligations can be derived from the information provided.



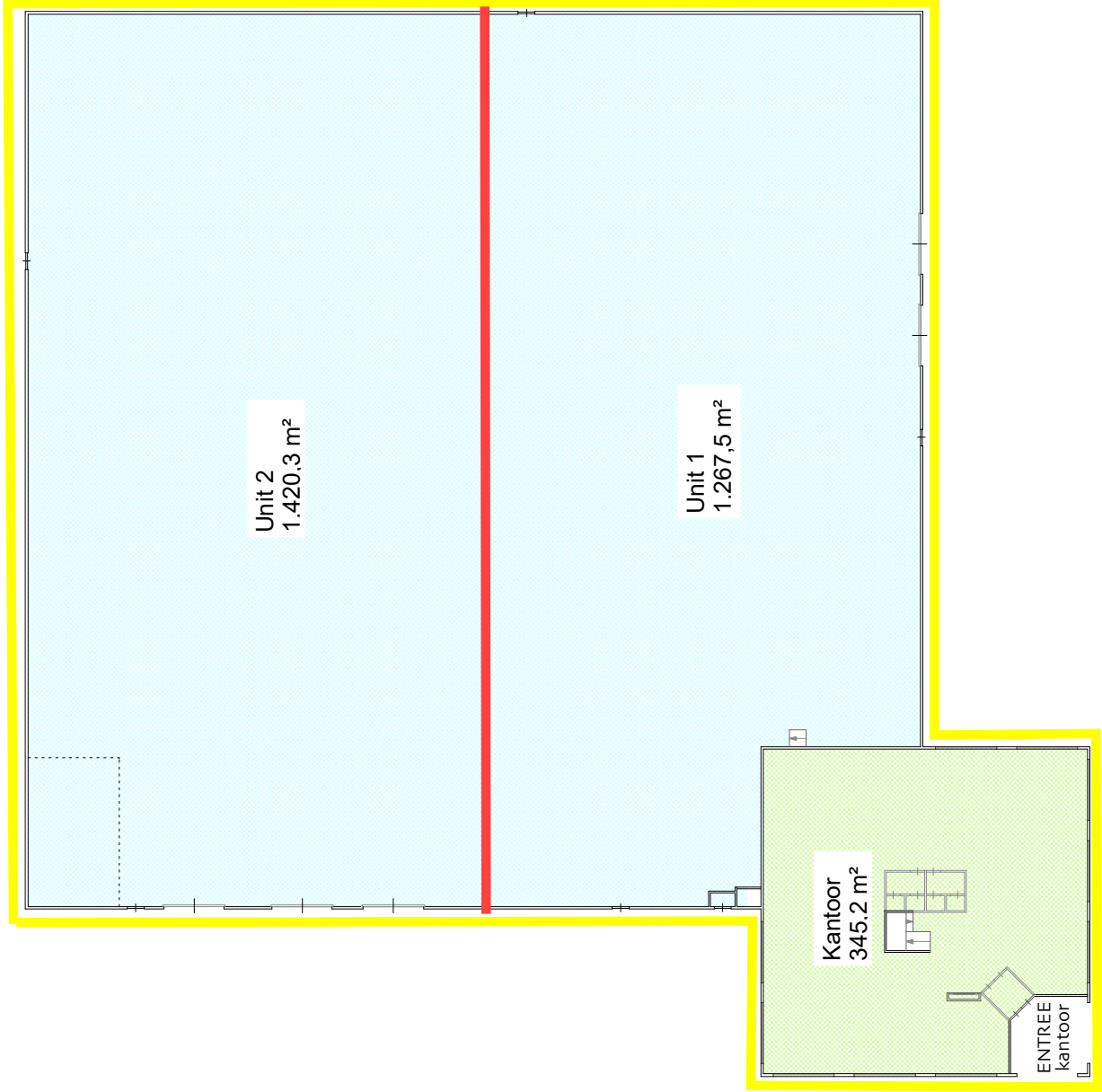






object: Diamantlaan 10
plaats: Hoofddorp
datum: 27 maart 2017
betreft: verhuurbare vloeroppervlakte
VVO conform NEN 2580
schaal: 1:400
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NB: semi-permanente
constructies zijn buiten
beschouwing gelaten



verhuurbare vloeroppervlakte VVO			
VVO kantoor		345,2	m²
VVO bedrijfsruimte		2.687,8	m²
VVO totaal		3.033,0	m²

begane grond

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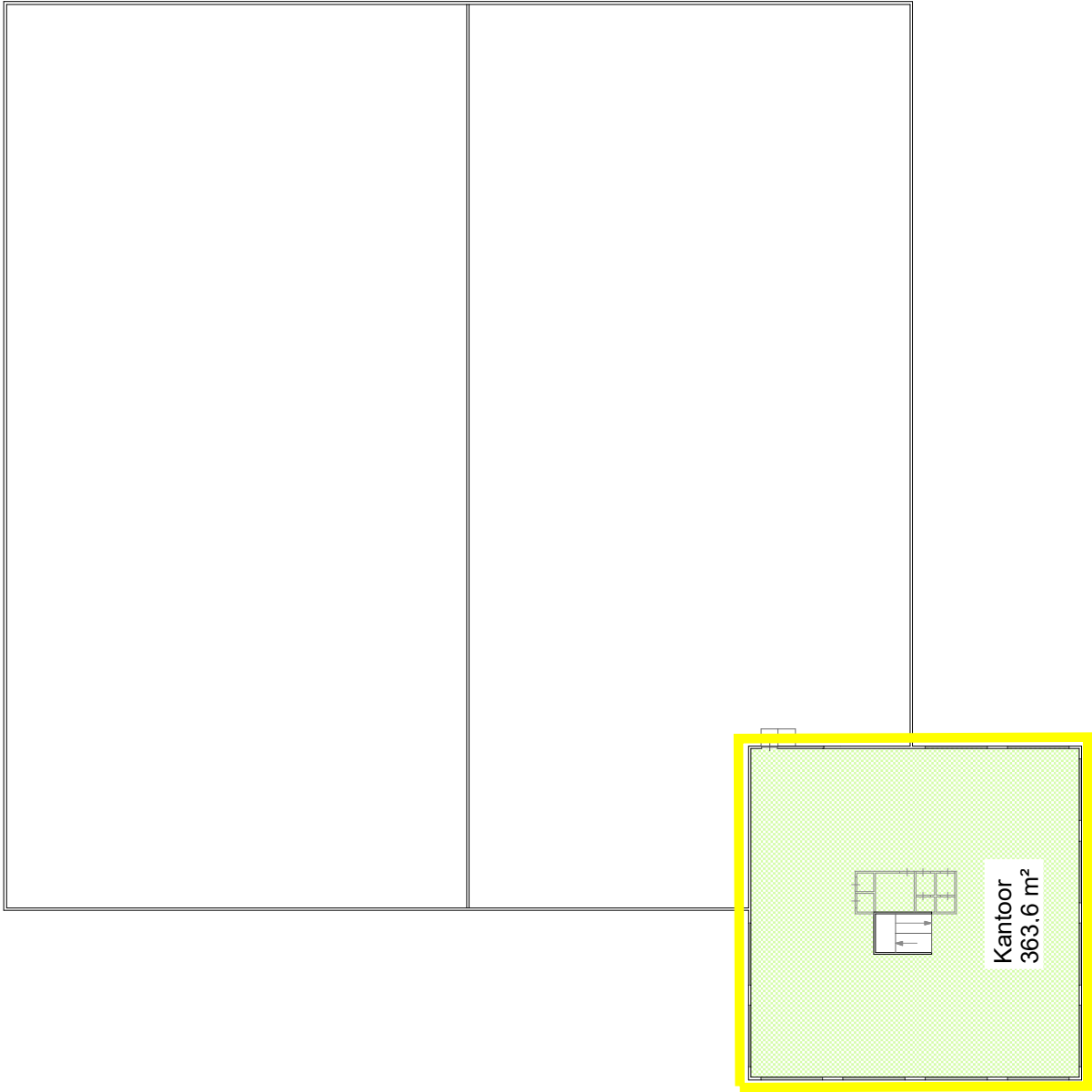
schaal:



1:400

Aeqo Property Support BV

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verhuurbare vloeroppervlakte VVO		
	VVO kantoor	363,6 m2
	VVO bedrijfsruimte	- m2
VVO totaal		363,6 m2

1e verdieping