



## Project Information

## Hoeksteen 153

Hoeksteen 153  
Hoofddorp

To let

---

## **Warehouse/office unit situated on Airport Business Park 'De Hoek' in Hoofddorp**

### **Hoeksteen 153, Hoofddorp**

#### Project description

---

Warehouse/office unit with a surface area of approx. 550 sq m, part of a complex of total 14.000 sq m. warehouse and office space divided over several buildings. This unit comprises of approx. 460 sq m warehouse space and approx. 90 sq m office space, situated on the ground floor.

The complex is located at Airport Business Park de Hoek, a mixed business park. The owners and users of the buildings at the Airport Business Park De Hoek have set up a Park Management Organisation, which takes care of, among other things, the security of the site and the maintenance of roads and green areas. The grounds include a NH Hotel and a Hyatt Hotel, both hotels offer various facilities such as meeting accommodations and restaurants, gyms, etc.

#### Location

---

The accessibility of the area is undoubtedly excellent due to its location at the foot of the exit of the A4 (Amsterdam-The Hague-Rotterdam) and A5 (Haarlem). The site is also easily accessible by public transport with bus lines 263 and 140. The stops are located on the edge of the site (Parallelweg Kruisweg/corner Zandsteen). The free elevated bus lane R-Net has a stop (De Hoek Boven) within walking distance. This super-fast bus connection runs between Haarlem via Schiphol to Amsterdam-Zuidoost (line 300) and between Nieuw-Vennep via Schiphol to Amsterdam Zuid WTC (line 341) or Amsterdam Centrum (line 397) guarantees perfect accessibility by public transport. Further information can be found on [connexion.nl](http://connexion.nl).

#### Surface area

---

The following unit is available:

Hoeksteen 153:           approx. 460 sq m warehouse space;  
                                  approx. 87 sq m office space.

#### Parking

---

To the offered space belong 2 parking places situated on private ground.

## State of delivery

---

The building/ the unit features include, among other things:

- windows that open;
- overhead door;
- central heating by means of radiators;
- mechanical ventilation;
- toilet;
- pantry;
- suspended ceilings with build-in light fixtures;
- cable ducts.

De office space is provided with energy label C.

## Rental price

---

De rental price is € 57,000 per year including parking places, 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 right to VAT deductions, so that taxed rent may be opted for.

## Service charges

---

The service charges are € 65 per sq m per year excluding VAT based on at advance payment with a yearly settlement.

## Acceptance








---

Per April 2024.

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.

opdrachtgever :

**Unit indeling**

-  Onverhuurbaar
-  Algemeen
-  Gemeenschappelijk
-  Gedeeeld
-  Unit
-  (On)overdekte buitenruimte
-  Vide & Schalmgaten

objectnaam :

Kantoren & bedr.hallen  
 Avio Trade Park  
 te Hoofddorp

bouwlaag :

AVIO I  
 Begane grond

projectnummer :

AVIO I

papier formaat :

A3

getekend :

FZ

datum :

10-07-2008

paraaf :

tekeningnummer :

2241 UI 00

