



Project Information

Parellaan

Parellaan 12-14
Hoofddorp

To let

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

Parellaan 12-14, Hoofddorp

Project description

Warehouse-/office space (part of a complex with a variety of units) of approx. 980 sq m and a covered outside area of approx. 280 sq m adjacent to the warehouse space. The office area can be expanded with two office floors if required.

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 – Den 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. For detailed information, go to connexion.nl.

Surface area

De available space consists of:

warehouse : approx. 814 sq m
office space ground floor : approx..166 sq m.

Outside space covered : approx. 280 sq m.

Possible expansion:

Office space 1st floor : approx. 356 sq m;
Office space 2nd floor : approx. 316 sq m;

Parking

For this unit 6 parking places are available on private ground.

State of delivery

The warehouse space features include:

- clear height approx. 6,00 m.;
- maximum floor load approx. 2,500 kg/sq m
- overhead door (prepared for expanding to 3 overhead doors);
- power current;
- sky lights;
- gas heater;
- concrete floor.

The office space features include:

- suspended ceilings with built-in light fixtures;
- central heating system with radiators;
- windows that open;
- sanitary facilities;
- entrance, shared with the other lessees;
- pantry.

The office space is provided with energy label A.

Rental price

The rental price is € 110,000 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 € 7.50 per sq m per year excluding VAT as an advanced payment with a yearly settlement based on actual cost.

Lessee has own connections for the use of gas, water and electricity.

Acceptance

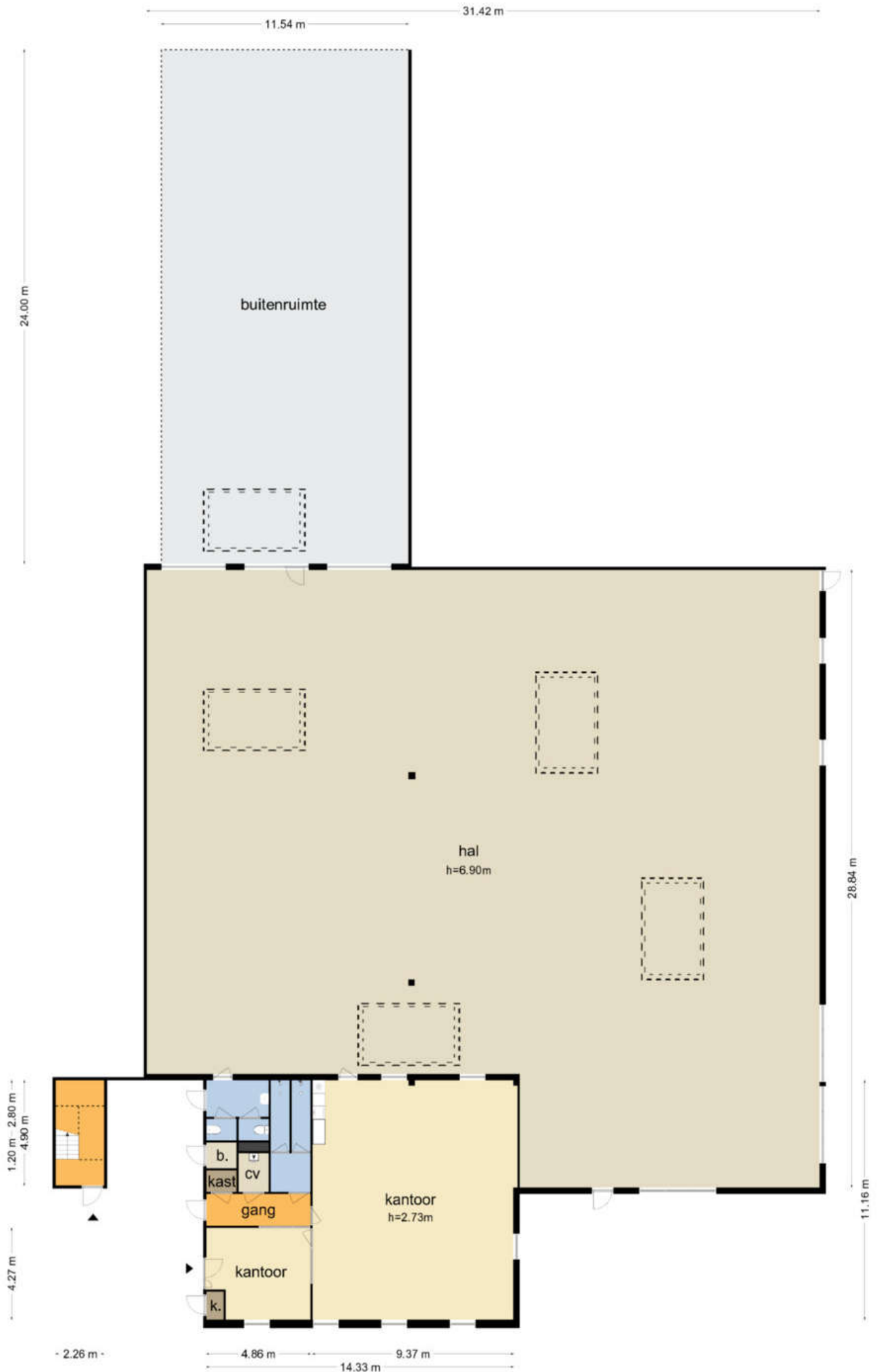
To be agreed upon.

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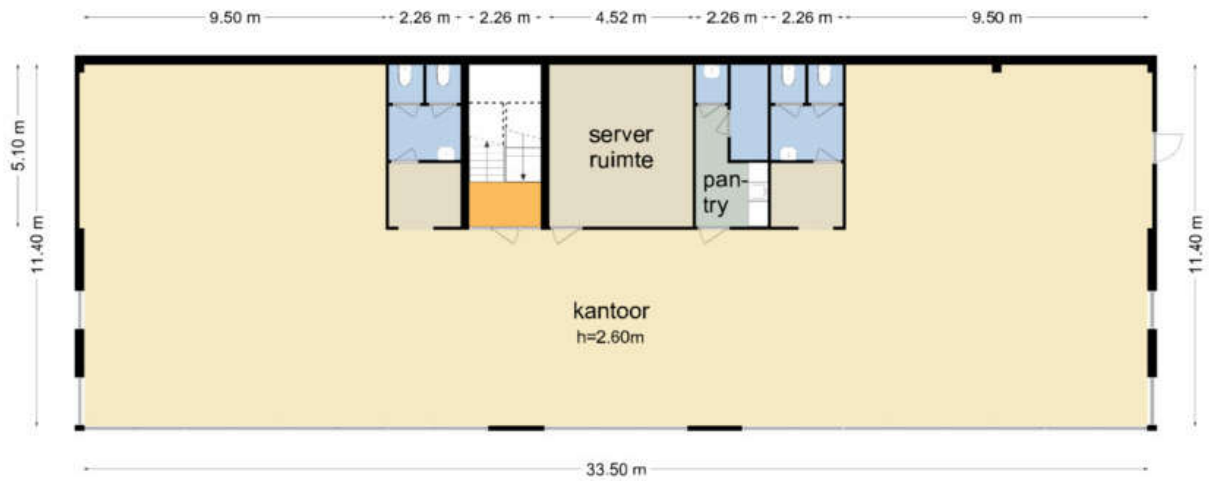


Parellaan 14 - Hoofddorp
Begane Grond



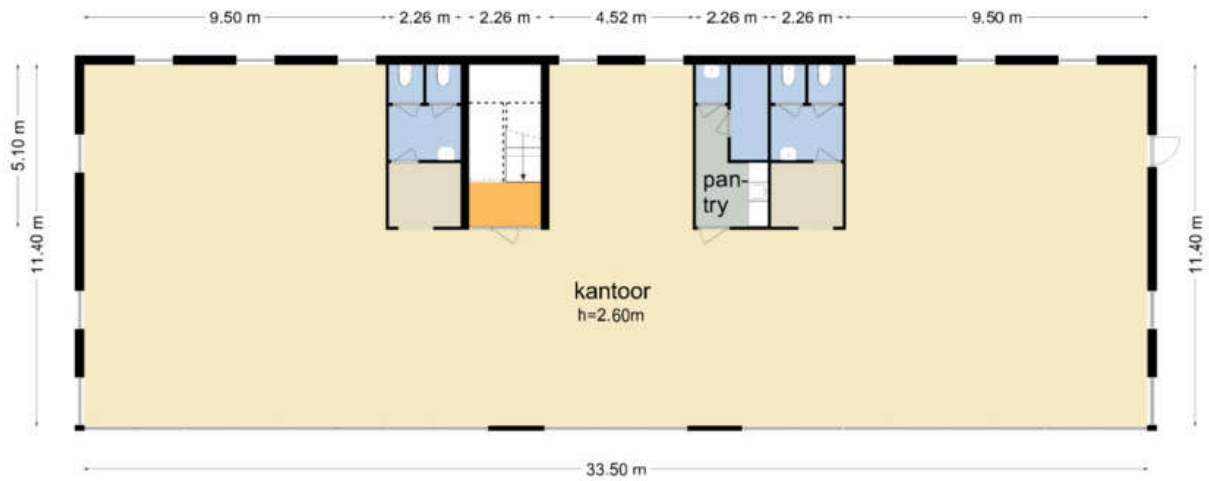
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