



Project Information

Zandsteen 2 - 24

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Hoofddorp

To let

Office space situated on Airport Business Park 'De Hoek' in Hoofddorp

Zandsteen 2 - 24, Hoofddorp

Project description

Office units of approx. 200 sq m, each with private sanitary facilities and pantry in two small-scale office buildings, part of a larger complex with several buildings consisting of solitary office building as well as mixed warehouse/office units.

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 an 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.

Surface area

The following units are currently available:

Zandsteen 6-8: ca. 400 sq m - whole 1st floor

Zandsteen 12: ca. 200 sq m - 2nd floor right side

Zandsteen 18: ca. 200 sq m - 1st floor left side (renovated)

Parking

Per unit of 200 sq m there are 5 reserved parking spaces available on private ground.

State of delivery

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

- elevator;
- windows that open;
- central heating by means of radiators;
- mechanical ventilation;
- two private toilets per unit;
- own pantry per unit;
- suspended ceilings with build-in light fixtures;
- cable ducts.

Zandsteen 18 is recently renovated and provided with new a ceiling with LED lighting, new sanitary facilities, a new pantry and carpet.

De office space at Zandsteen 6-8 and 12 is provided with energy label C, Zandsteen 18 is provided with energy label A.

Rental price

De rental price is:

Zandsteen 6-8 and 12 : € 95 per sq m per year excluding VAT and service charges.

Zandsteen 18 : € 110 per sq m per year excluding VAT and service charges.

The rental price for the parking places is € 750 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 deductions, so that taxed rent may be opted for.

Service charges

The service charges are € 30 per sq m per year excluding VAT based on at advance payment with a yearly settlement.

Acceptance

By mutual agreement / on short notice.

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