



## Project Information

## Capronilaan

Capronilaan 42  
Schiphol-Rijk

To let

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## **Warehouse/office space at Schiphol-Rijk/Oude Meer**

### **Capronilaan 42, Schiphol-Rijk**

#### **Project description**

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A warehouse/office, total approx. 821 sq m, provided with 1 loading dock and 1 overhead door, part of a small-scale complex with several units, a modern look and spacious parking area. The complex is situated at Business Park Oude Meer, South of Schiphol Airport and the maintenance of public areas are partly managed by a park management organization. More information can be found on [pmoudemeer.nl](http://pmoudemeer.nl)

The area is situated adjacent to RichPort Park where two hotels are situated, including the Radisson Blu, which includes several meeting facilities and a bar/restaurant. Furthermore, Compananny is located nearby, which provides a nursery and day-care facility outside of school hours ([compananny.nl](http://compananny.nl)).

#### **Location**

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The business park is located at the foot of the exit of the A4/A44/A5 motorway towards Amsterdam, Haarlem, The Hague and Rotterdam on the N201. In addition, the location is easily accessible from the A9 and from Amstelveen. Schiphol Airport and Hoofddorp railway station are reachable within a few minutes by car and public transport.

Public transport to and from RichPort Park Schiphol-Rijk is provided by Connexxion and R-Net. At the entrance of the park (Fokkerweg/Kruisweg intersection), a stone's throw from the offices, is "Knooppunt Schiphol Zuid" where a bus stops every 7 minutes during rush hour and every 15 minutes after rush hour, namely Connexxion Cirkellijn 180/181 and R-Net bus line 340 and from where the entire Schiphol, Amsterdam and Hoofddorp region can be reached via (partly) autonomous bus lanes. Further information can be found on [connexxion.nl](http://connexxion.nl).

#### **Surface area**

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Approx. 563 sq m warehouse space;  
approx. 258 sq m office space;  
8 parking places.

#### **Parking**

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The mentioned parking places are situated on private ground around the complex.

## State of delivery

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The building is among others provided with:

### Office space:

- room layout on the ground floor and 1<sup>st</sup> floor;
- elevator\*;
- suspended ceiling with LED lighting;
- pantry on the 1<sup>st</sup> floor\*;
- windows that open;
- heating by means of radiators;
- sanitary facilities.

### Warehouse:

- gasheaters;
- 1 loading dock and 1 overhead door;
- clear height approx. 6,30 m;
- smooth (partly coated) concrete floor, max. floor load approx. 2,500 kg/sq m;
- LED lighting.

### Outside area:

- 2 charging stations\*;

\* these items are, free of charge, at the disposal of the tenant but do not make part of the rented. Tenant is responsible for maintenance/replacement etc.

The office space is currently provided with an energy label C but with the proposed building-related improvements and investments, the energy label go to A+ / A+++.

The lessor has realized a solar panel installation on the roof, whereby the tenant is obliged to rent the installation/solar panels from the lessor. The proceeds and any feed-in fees arising from the installation will be paid to the tenant. The annual rent for the installation will be € 7,000 and is based on a 48 kWp PV installation. This will be deliver/yield/ approx. per year. 39,000 kWh.

## Rental price

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The rental price is € 92,000 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

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The service charges are € 9 per sq m per year (warehouse and office space) excluding VAT as an advanced payment with a yearly settlement based on actual cost.

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

## Acceptance

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Immediately.

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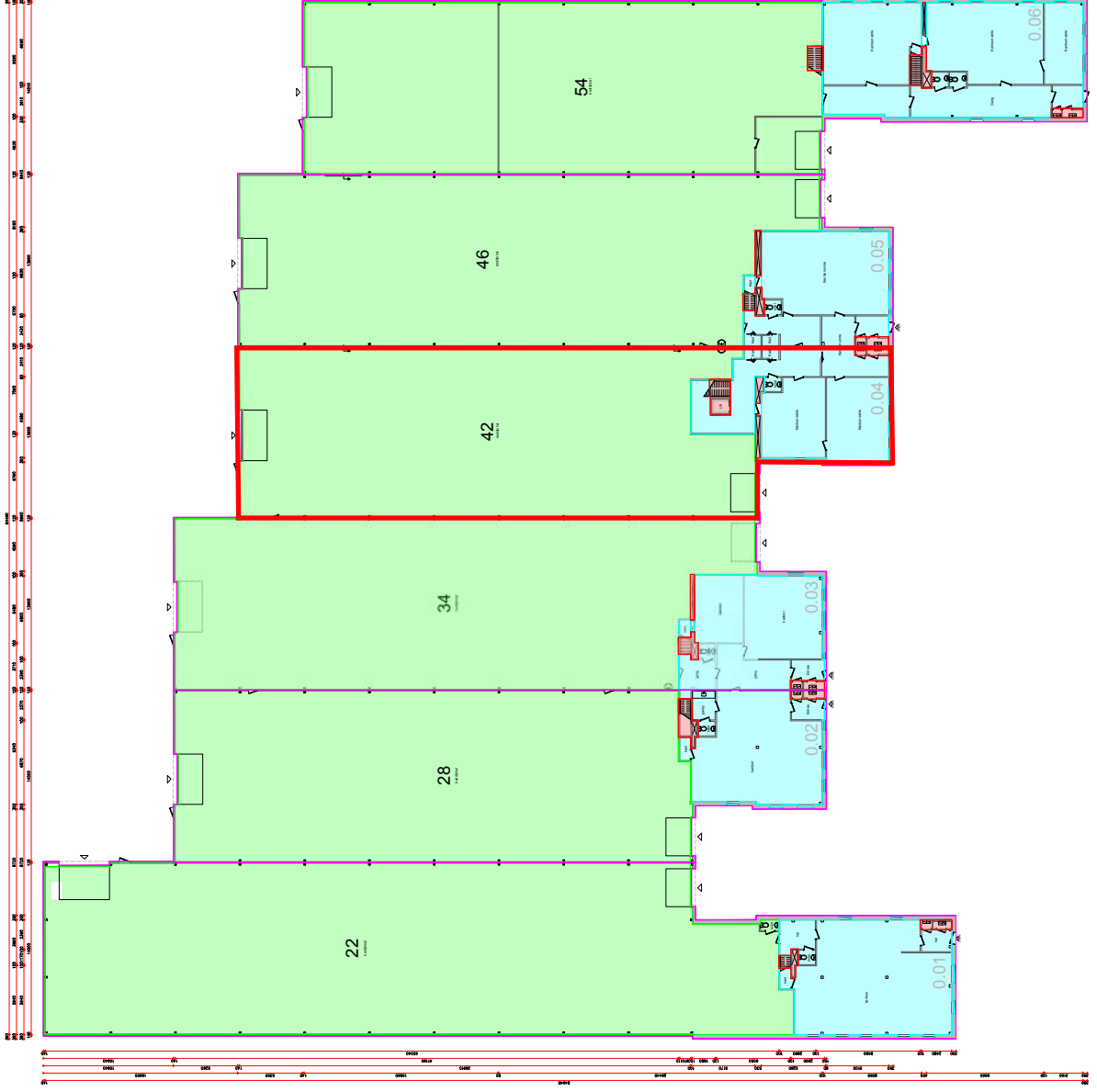






# Capronilaan 22-54 te Schiphol

## Begane grond



Renwood	Besluit
Bijzithal	...
Kantoorruimte	...
Uitgelepen van WO	...
Onroerende waarden (bepaald op basis van de dikte van de wand)	...
Lichte schiedingwanden (bepaald op basis van de dikte van de wand)	...

**CL 0.02**

OPDRACHTGEVER: Dierwoning BVO en WO-complex, Capronilaan 22-54 te Schiphol  
 OPDRACHT: Begane grond  
 ONDERZAAK: 1  
 SCHAL: 1:00  
 FORMAAT: A1  
 DATUM: 23-8-2017

**EN**

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