



## Project Information

## Beechavenue

Beechavenue 4  
Schiphol-Rijk

To let

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## **Office space at RichPort Park Schiphol-Rijk**

### **Beechavenue 4, Schiphol-Rijk**

#### **Project description**

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Luxurious, fully furnished office wing of approx. 470 sq m in a prominent building consisting of two building parts separated into two building elements connected by a round middle component. The complex has a high, very spacious entrance hall with a staffed reception desk. Both elements have their own elevators. The building has a joint parking deck and a parking garage underneath the building.

RichPort Park Schiphol-Rijk is an office park in a very well-kept environment with spacious water features and associated green areas. Two hotels are situated in the park, including the Radisson Blu, which offers several meeting facilities and a restaurant. The hotels have shuttle services to and from Schiphol Airport. Furthermore, CompaNanny is located nearby, which provides a nursery and day-care facility outside of school hours ([compananny.nl](http://compananny.nl)). The park has a park management organisation. Characteristic of this organisation is the coordinated, joint use of several facilities on the business park. Services such as maintenance of public and private grounds, green areas, water features, and security are taken care of by the park management on behalf of the Cooperation.

#### **Location**

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The business park is located close to the exit of the A44/A4/A5 highway to Amsterdam, Haarlem, The Hague and Rotterdam and the N201. The location is also easily accessible from the A9 highway and Amstelveen. Schiphol Airport and the train station of Hoofddorp are only a few minutes away by car or public transport. Public transport to and from RichPort Park Schiphol-Rijk is operated by Connexxion and R-Net. At the entrance of the park (Fokkerweg/Kruisweg crossing), within close proximity to the offices sits the "connection Schiphol Zuid" where the busses have a frequency of every 7 minutes during rush hour, and every 15 minutes outside of rush hour. With the Connexxion circle line 180/181, the R-Net bus line 340 and the regular bus line the entire region of Schiphol, Amsterdam and Hoofddorp will be available. For detailed information, go to [connexxion.nl](http://connexxion.nl).

#### **Surface area**

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The following surface area is available;  
1<sup>st</sup> floor: approx. 470 sq m unit 2A, office wing;

#### **Parking**

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The corresponding parking places are located in the parking garage or on the parking deck and can be rented on the basis of a parking standard of 1 space per approx. 40 sq m rented office space. Charging stations for electric cars are available for tenants/visitors.

## State of delivery

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The building/ office space features include:

- representative entrance with staffed reception desk;
- new suspended ceilings with LED lighting;
- heating by means of radiators with convector casing;
- two wings, each has its own elevator.

This unit is equipped with its own sanitary facilities and a complete and luxurious interior with (glass) partitions walls, carpeting, a kitchen, data cabling, air conditioning units and interior blinds.

The building is provided with energy label A.

The landlord intends to have solar panels installed on the roof soon.

## Rental price

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The rent is € 150,- per sq m per year excluding VAT and service charges.

The rent for the parking places is € 900 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

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The service charges are € 55 per sq m per year excluding VAT as an advanced payment with a settlement based on actual cost.

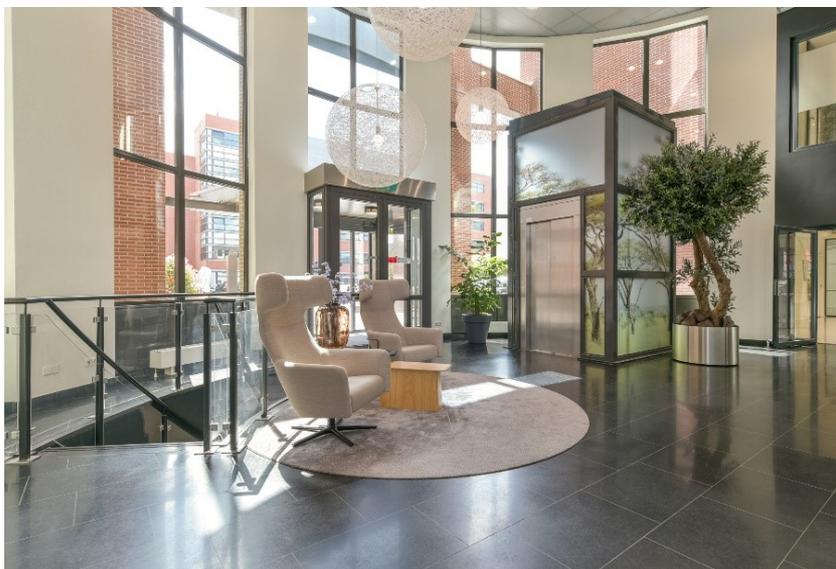
## Acceptance

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At short notice.

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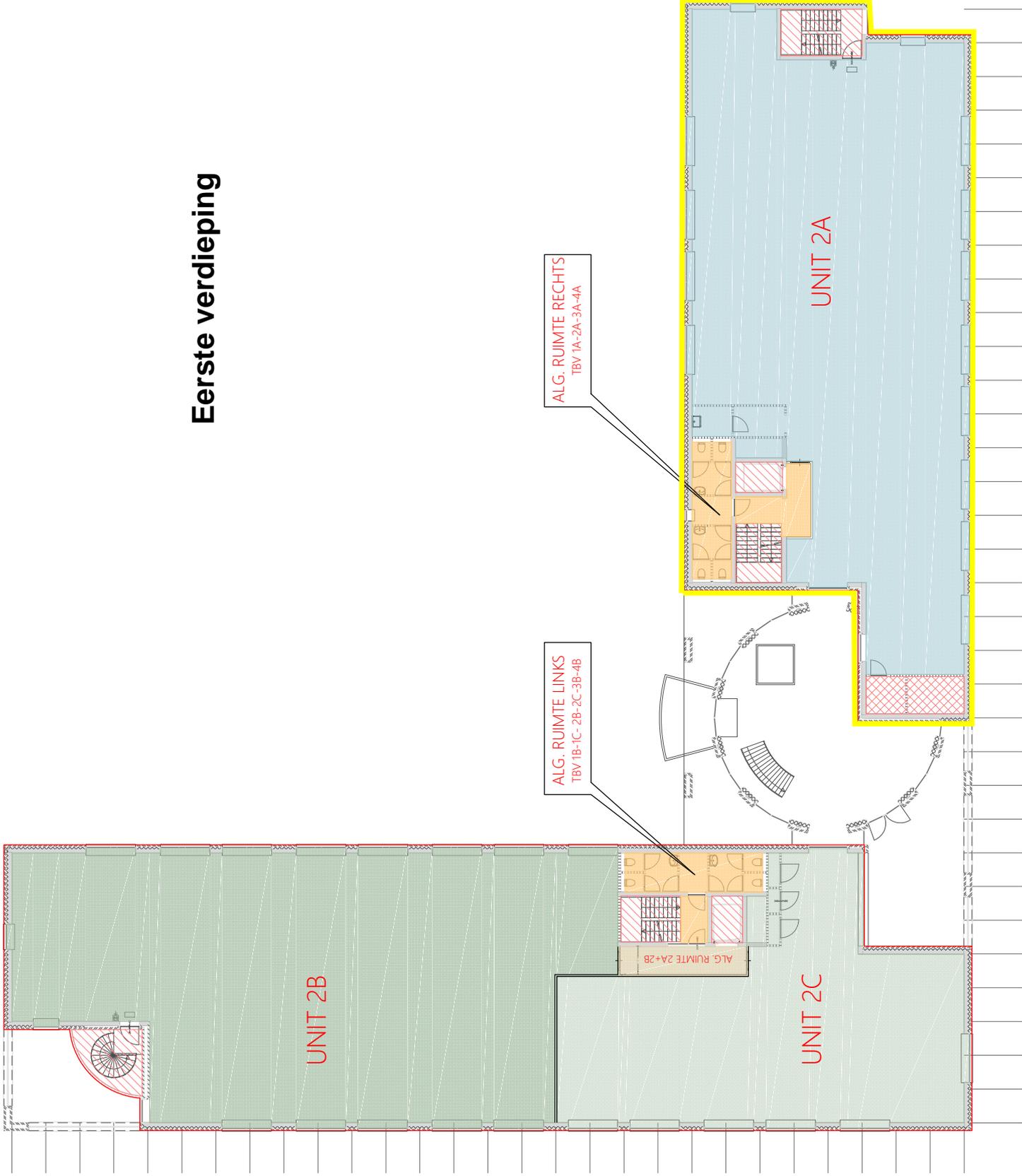








# Eerste verdieping



renvooi

- bestaande indeling
- meetlijn bruto vloeroppervlakte
- ⬇ gemeten plafond hoogte
- vides > 4m<sup>2</sup>
- ▨ verticaal verkeer
- ▩ installatieruimte
- ▤ staohogte lager dan 1,5m
- ▥ verhuurbaar oppenvlak unit...
- ▦ verhuurbaar oppenvlak unit...
- ▧ verhuurbaar algemeen alle huurders
- ▨ verhuurbaar algemeen links/ rechts



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object  
 Beschouwe 2-16 Schiphol-Rijk

datum get. : 19-04-2019  
 schaal : 1:200 / A3

verdieping

1e

10m