



Project Information

Zuidtoren Building

Taurusavenue 1-41
Hoofddorp

To let

Office space in Zuidtoren building at office park Beukenhorst in Hoofddorp

Taurusavenue 1-41, Hoofddorp

Project description

Approx. 883 sq m turn-key office space available on the 5th floor of the Zuidtoren building. The floor is available in total but also partially starting from approx. 450 sq m. The office space has a very modern and representative look & feel. The fit-out level as well as the technical equipment are of high quality and standard. On the ground floor the building features a staffed reception, a coffee bar with take-away breakfast, a restaurant, meeting room for common use and a shower facility. The building, designed by architecture firm Kohn Pederson Fox Associates, is the tallest in the Hoofddorp area and visible from all directions from a long distance. The combination of its high standard delivery level and location directly next to the train station Hoofddorp makes Zuidtoren a building of international appeal.

The area surrounding Zuidtoren has a lot to offer to companies and their employees. There is a multitude of walkways, green area's and water ways that offers a variety of open area and nature for employees to enjoy.

Furthermore it offers many facilities, such as the Novotel, hotel Hyatt Place Amsterdam Airport, multiple restaurants, park café Groen, and several shops at the NS train station.

Location

With both the A4/A44 (Amsterdam-Den Haag-Rotterdam) and A5 (Haarlem) at only a few car minutes away, the area offers excellent access to major roads. The building is situated right next to the NS train station 'Hoofddorp', The "Zuidtangent" express bus has a stop right in front of this station. 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.

Schiphol Airport is only 10 minutes away by car.

For further information, go to connexion.nl.

Surface area

The following surface area is available:

5th floor: approx. 883 sq m (whole floor)

Partial letting is possible starting from approx. 450 sq m.

Parking

The office space on offer comes with 9 reserved parking places in the parking garage situated below the building.

Additional parking places are available to let in the P+R parking garage situated across from the building, on the basis of a parking subscription. The P+R parking garage offers the possibility of choosing, for instance, a '5 day business (07:00 – 19:00)' or a '24/7' subscription with parking organisation P1. For further information about the parking possibilities at P+R, go to: p1.nl/parkeren/hoofddorp/p-r-hoofddorp.nl.

State of delivery

The building/office space features include:

- staffed reception desk (from 08:00 – 17:00);
- restaurant and coffee bar;
- common meeting facility;
- 5 first-rate elevators and 1 shuttle elevator connecting the garage to the lobby;
- air conditioning with ventilation convection system (fan coil units in the ceiling);
- suspended ceiling with built-in lighting fixtures;
- raised computer floors;
- luxurious toilet facilities.

The available 5th floor is delivered completely turn key with a modern office look & feel. The present furniture (desks and chairs) and fully equipped meetings rooms can be taken over by a new tenant if required.

The building is provided with energy label A+++.

Rental price

The rent is € 230 per sq m per year, excluding VAT and service charges.
The rental price for the parking places is available on request.

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

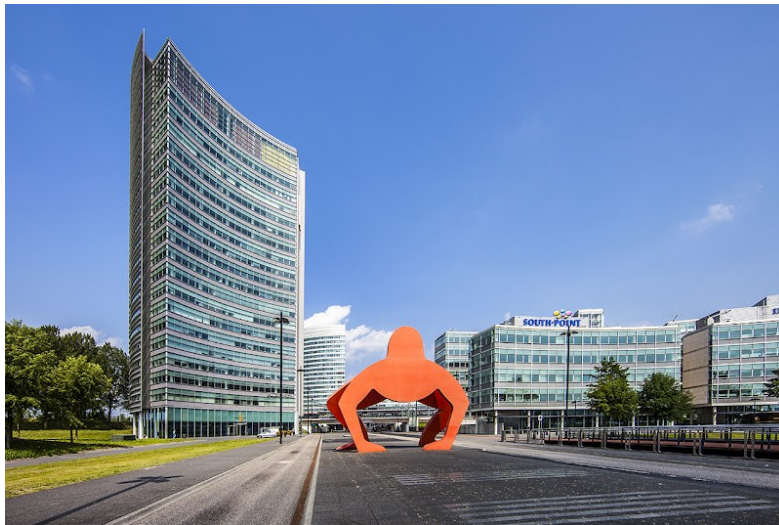
The service charges are € 75 per sq m per year excluding VAT based on an advanced payment with a yearly settlement.

Acceptance

At short notice.

As it concerns a sublease situation, the lease term can be discussed with the landlord.

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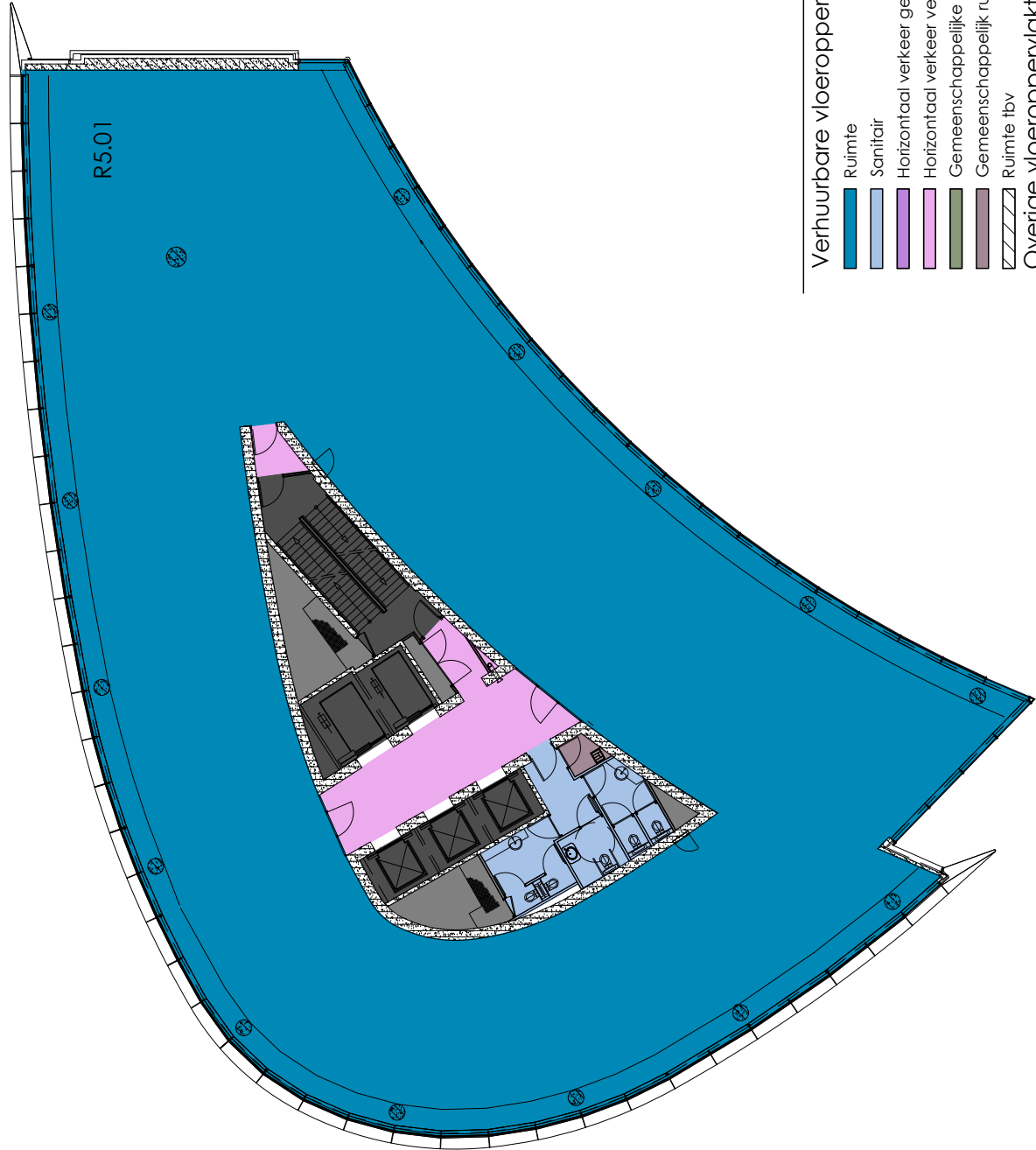












R5.01

Verhuurbare vloeroppervlakte

- Ruimte
- Sanifair
- Horizontaal verkeer gebouw
- Horizontaal verkeer verdieping
- Gemeenschappelijke ruimte gebouw
- Gemeenschappelijk ruimte verdieping
- Ruimte tbv

Overige vloeroppervlakte

- Vertikaal verkeer
- Gebouwinstallatie
- Vide en schalingaten



COMPLEX
Kantoorgebouw Zuidtoren
Taurusavenue 1-41
2132 LS Hoofddorp

BOUWLAAG
5e verdieping

ONDERDEEL
Functie indeling

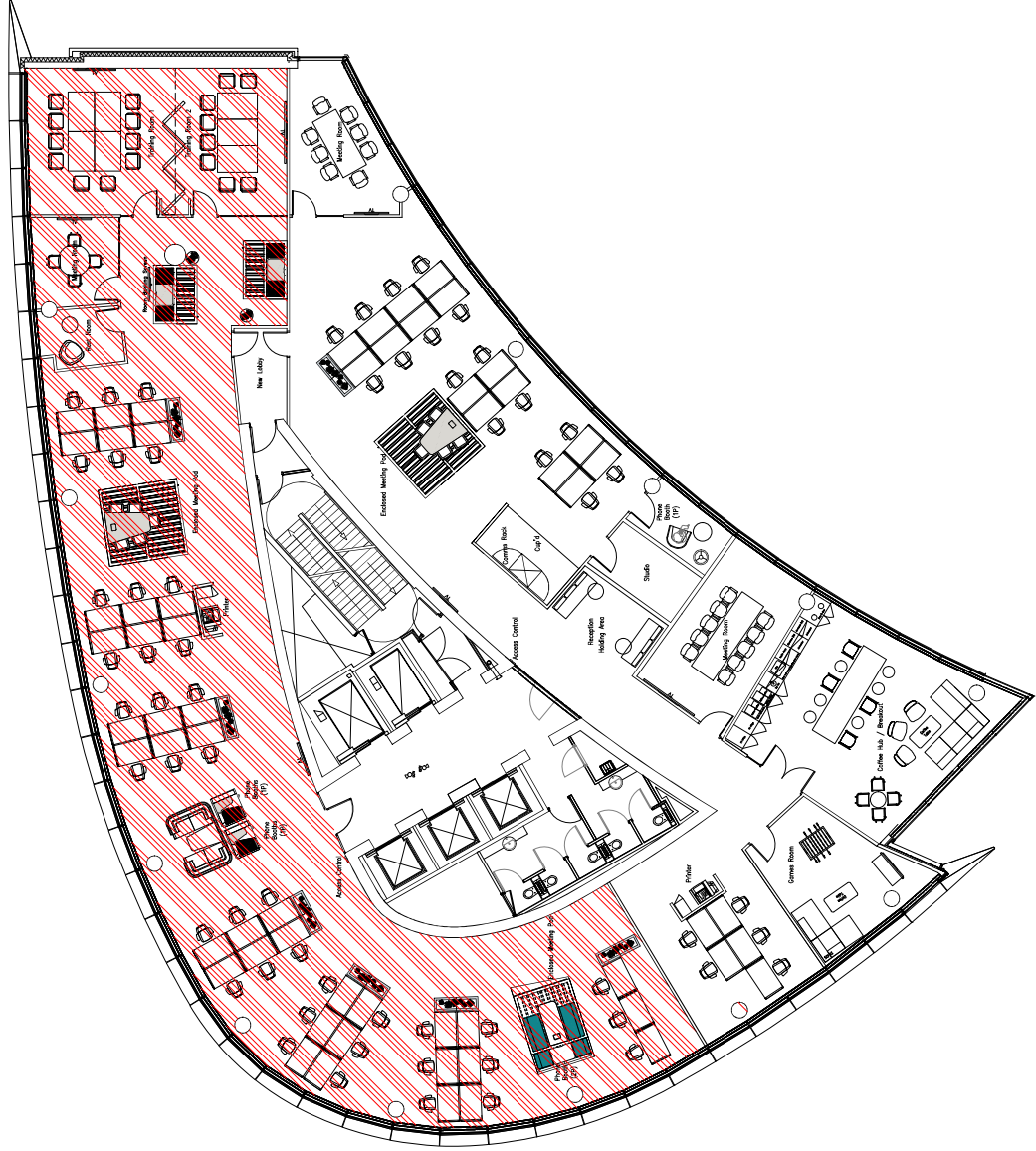
PROJECTNR. P12401
SCHAAL 1:250
VERSIE V02

BLAD FI 05



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Deelverhuur optie 1



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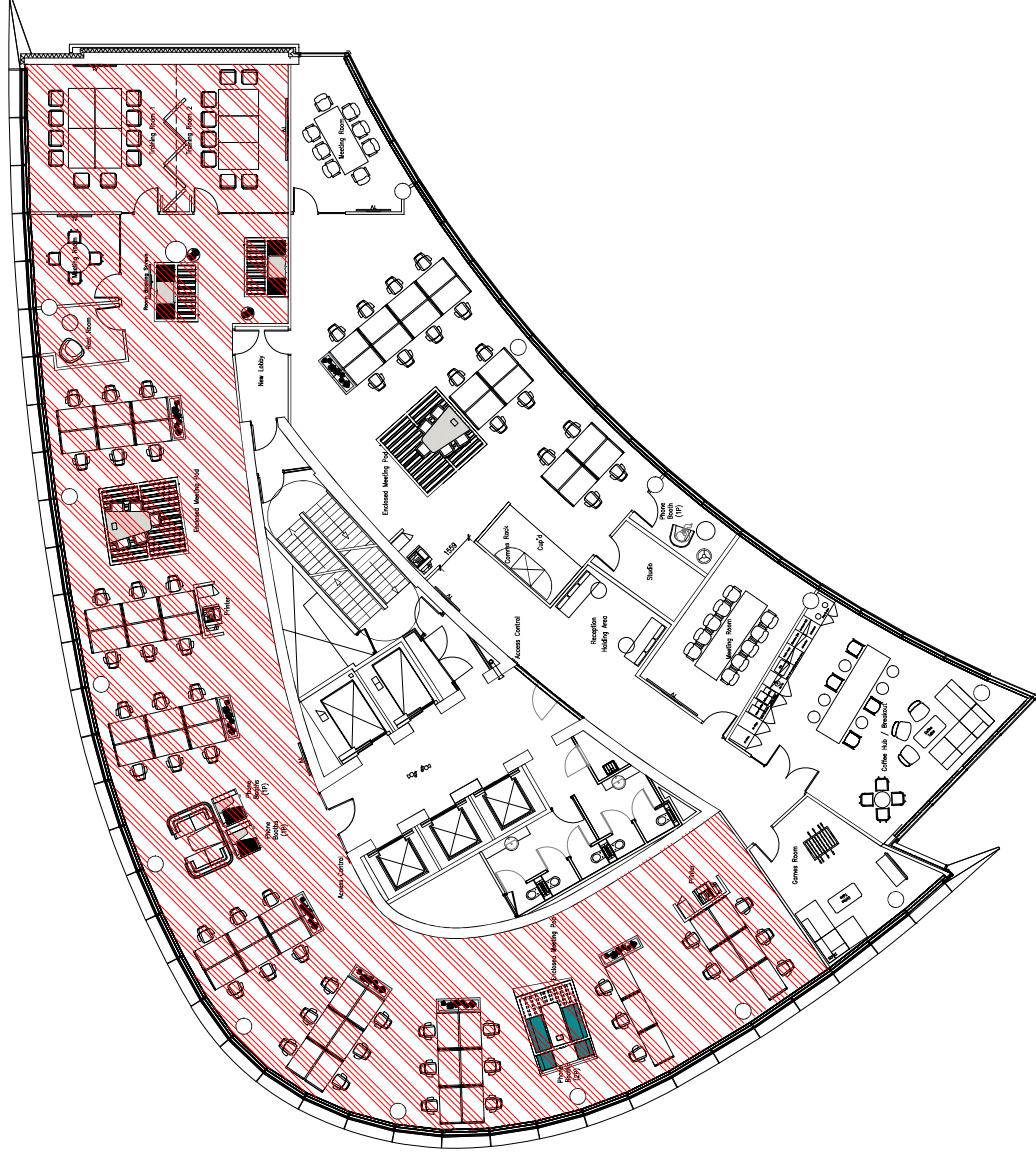
Date: 5th
 Proposed Fit Out at:
 5th Floor
 Joursuavenue 29
 2132 LS HOOFDDORP
 The Proposed Fifth Floor Layout



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Rev			

Deelverhuur optie 2



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 Touraisavenue 29
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