



Project Information

SQM Offices

Antareslaan 1 - 27
Hoofddorp

To let

Office space in Building SQM Offices at Beukenhorst Oost in Hoofddorp

Antareslaan 1 - 27, Hoofddorp

Project description

The remarkable complex SQM Offices Hoofddorp with a total surface area of approx. 8,800 sq m located on a prominent location in the office area of Beukenhorst Oost is being renovated, modernized and made into an "all-in-house concept" where users can, among other things, have lunch, lounge, have meetings and workout. A total of approx. 3.740 sq m office space is available, from approx. 325 sq m.

In the central entrance hall between the two buildings there is a reception/lunch counter with seats and lounge area. From the central area the large meeting centre is accessible on the ground floor, with as many as seven meeting rooms varying in size with catering service. Also the fitness area is situated on the ground floor.

The complex has a parking area and parking garage with a very spacious parking ratio and from the parking garage users have direct access to the offices through a keycard system.

Location

The accessibility is excellent with the exit of the A4 / A44 (Amsterdam - The Hague - Rotterdam) and the A5 within a few minutes by car. Schiphol Airport is reachable by car within 10 minutes. Right next to the building is the NS-railway station Hoofddorp and a stop of R-Net, a (mostly) free bus line with a fast bus connection between Haarlem via Schiphol to Amsterdam-Zuidoost (line 300) and between Nieuw-Vennep via Schiphol to Amsterdam Zuid WTC (line 310). Further information about travelling with R-Net can be found on connexxion.nl.

Surface area

The following office spaces are currently available for rent, these units are indicated on the attached drawings.

<u>Floor</u>	<u>unit number</u>	<u>surface</u>
Ground floor	unit 0.01A	- approx. 697 sq m
	unit 0.01B	- approx. 588 sq m
4 th floor	unit 4.01	- approx. 621 sq m
	unit 4.03	- approx. 306 sq m
5 th floor	unit 5.01	- approx. 601 sq m
6 th floor	unit 6.01	- approx. 601 sq m
7 th floor	unit 7.02	- approx. 325 sq m

Parking

The corresponding parking spaces are located in the parking garage or on the front parking lot. The parking spaces are available on the basis of a parking standard of 1 parking space per approx. 40 sq m of rented office space. Visitors of the users can sign up at the front desk and park on the parking.

State of delivery

The complex/building features (will) include:

- representative entrance with a vide and manned reception desk/lunch facility;
- meeting centre on the ground floor for joint use;
- various elevators;
- new system ceilings with LED lighting;
- spacious sanitary facilities;
- heating by means of radiators;
- peak cooling;
- windows that can be opened.

The office space can be delivered turn-key to the tenant if required.
The building is provided with energy label A.

Rental price

The rental price is € 165 per sq m per annum excluding VAT and service charges.
The rental price for the parking places is € 1,250 per place per annum 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 € 50 per sq m per annum excluding VAT as an advanced payment with a settlement based on actual cost.

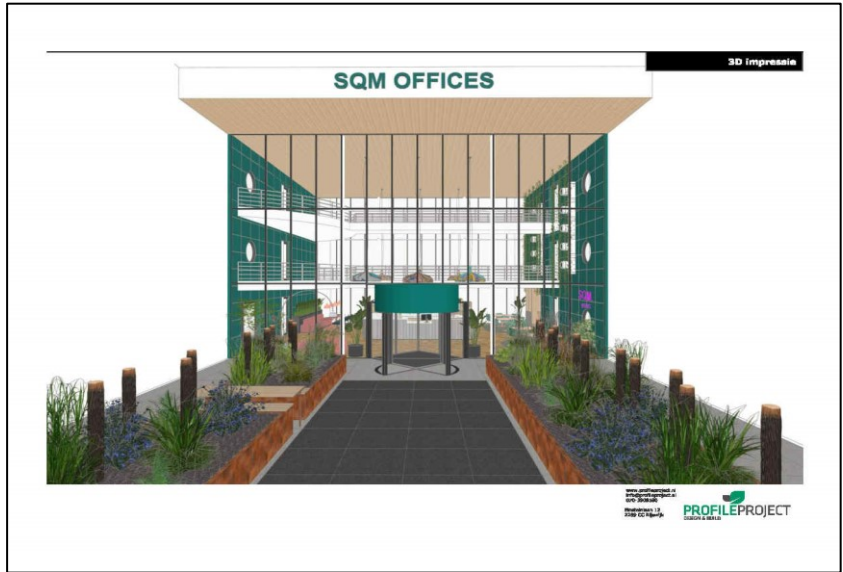
Acceptance

By mutual agreement.

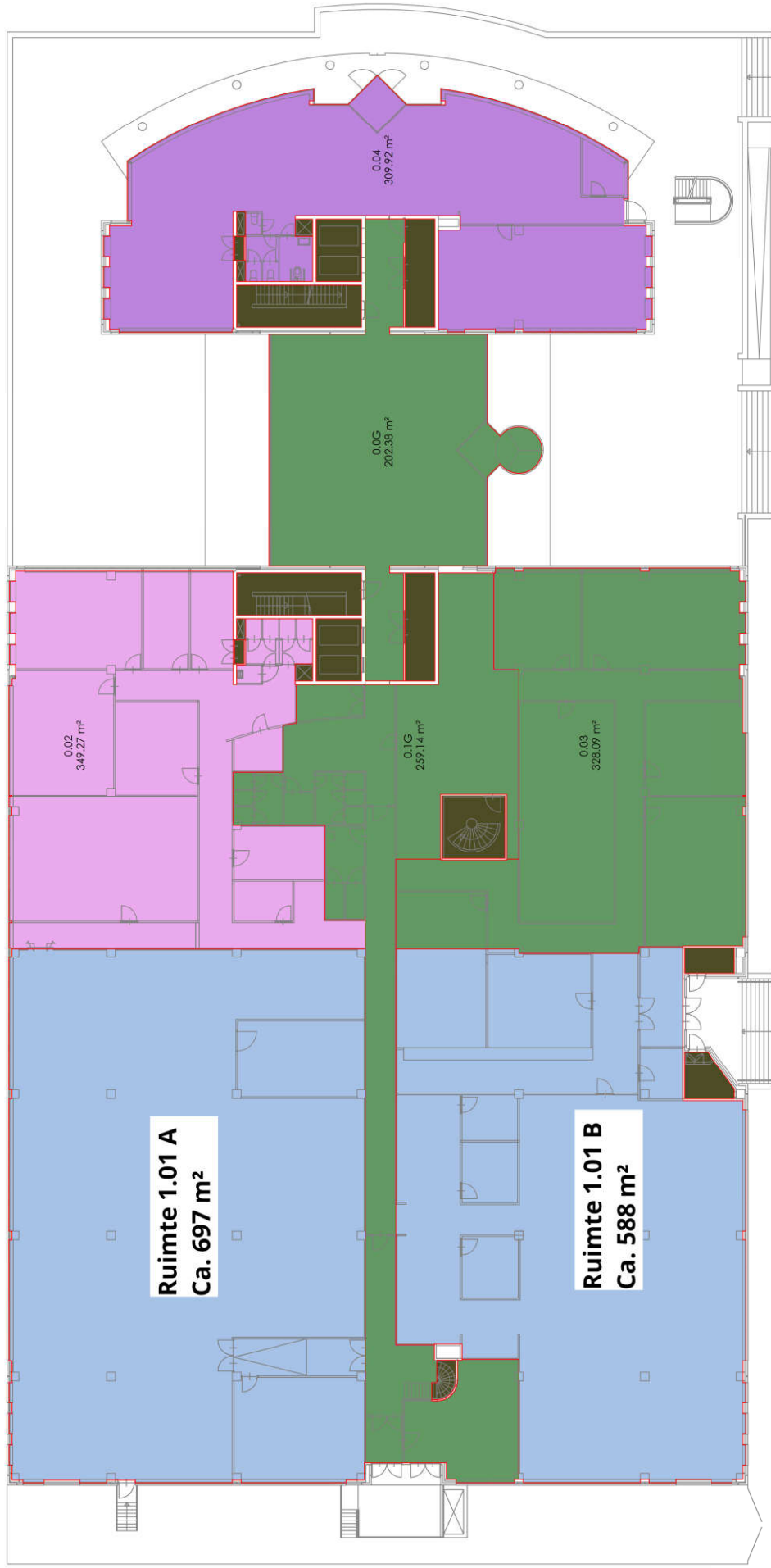
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Huurdersverdeling

- Ruimte
- Algemeen gebouw
- Algemeen verdieping

Overige vloeroppervlakte

- Onverhuurbaar
- Vrije, schalingen en hoogte < 1,5 m

Begane grond



COMPLEX
Antareslaan 1-27
2132 JE
Hoofddorp

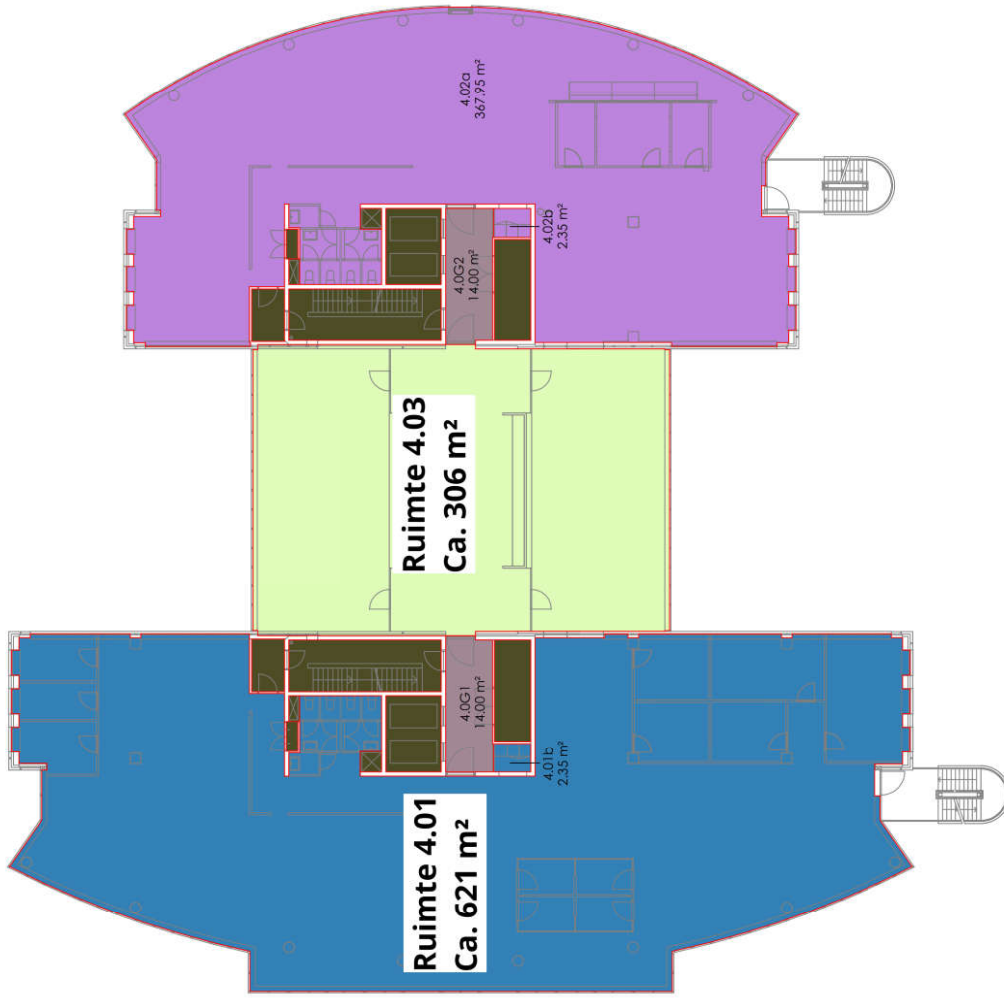
BOUWLAAG
Begane grond | nivo 0

ONDERDEEL
Huurdersverdeling

PROJECTNR. P6266
SCHAAL 1:250

BOUWADVIES
DANKWAAK
VIAARDEKLAAR
3-HERTOEGENDELSCH

BLAD HV 00



Huurdersverdeling

- Ruimte
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- Algemeen verdieping

Overige vloeroppervlakte

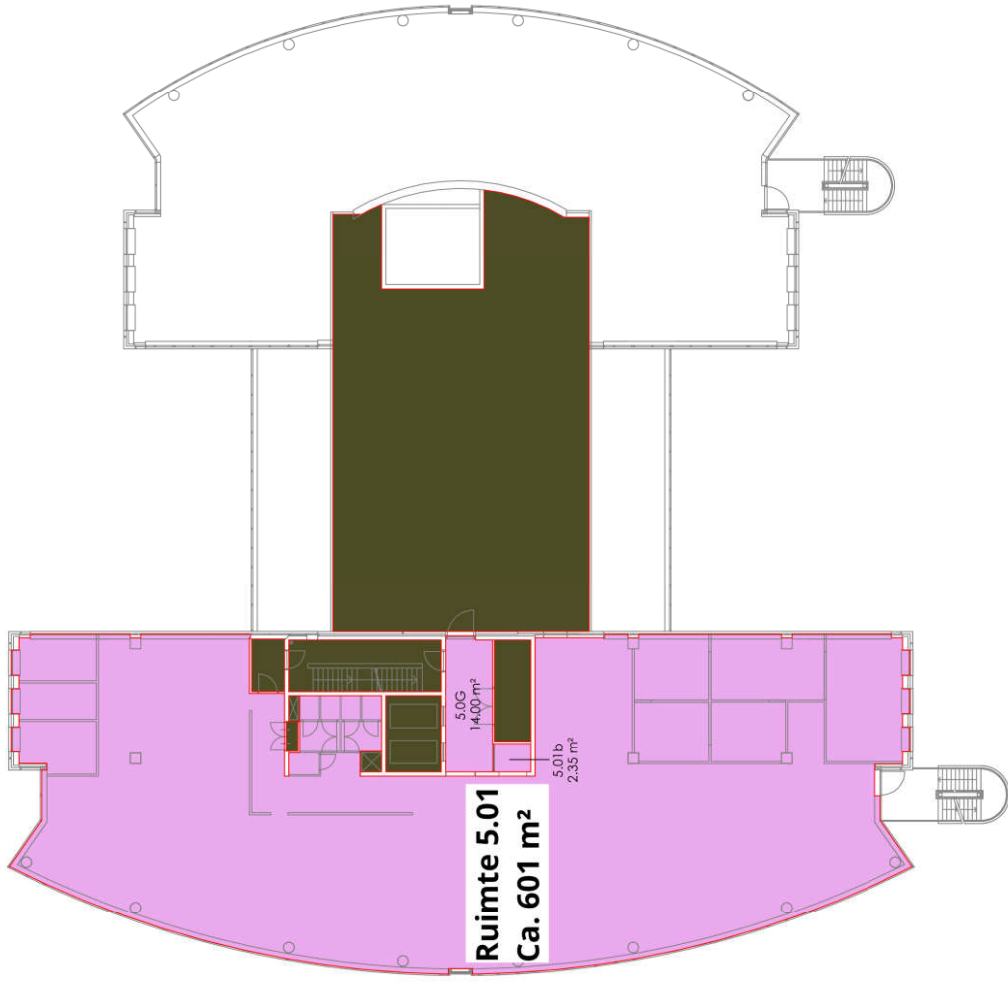
- Onverhuurbaar
- Vrije, schalingen en hoogte < 1,5 m

4e verdieping



COMPLEX
 Antareslaan 1-27
 2113Z JE
 Hoofddorp
BOUWLAAG
 4e verdieping | nivo 4
ONDERDEEL
 Huurdersverdeling
 PROJECTNR: P6266
 SCHAAAL 1:250
 VERSIE V02-OPTIE 2-TYPE B
BLAD HV 04

EIK
 BOUWADVIES
 DORPSTRAAT 1
 3716 XE VOERDRECHT
 0347-310000
 WWW.EIKBOUWADVIES.NL



Huurdersverdeling

- Ruimte
- Algemeen gebouw
- Algemeen verdieping

Overige vloeroppervlakte

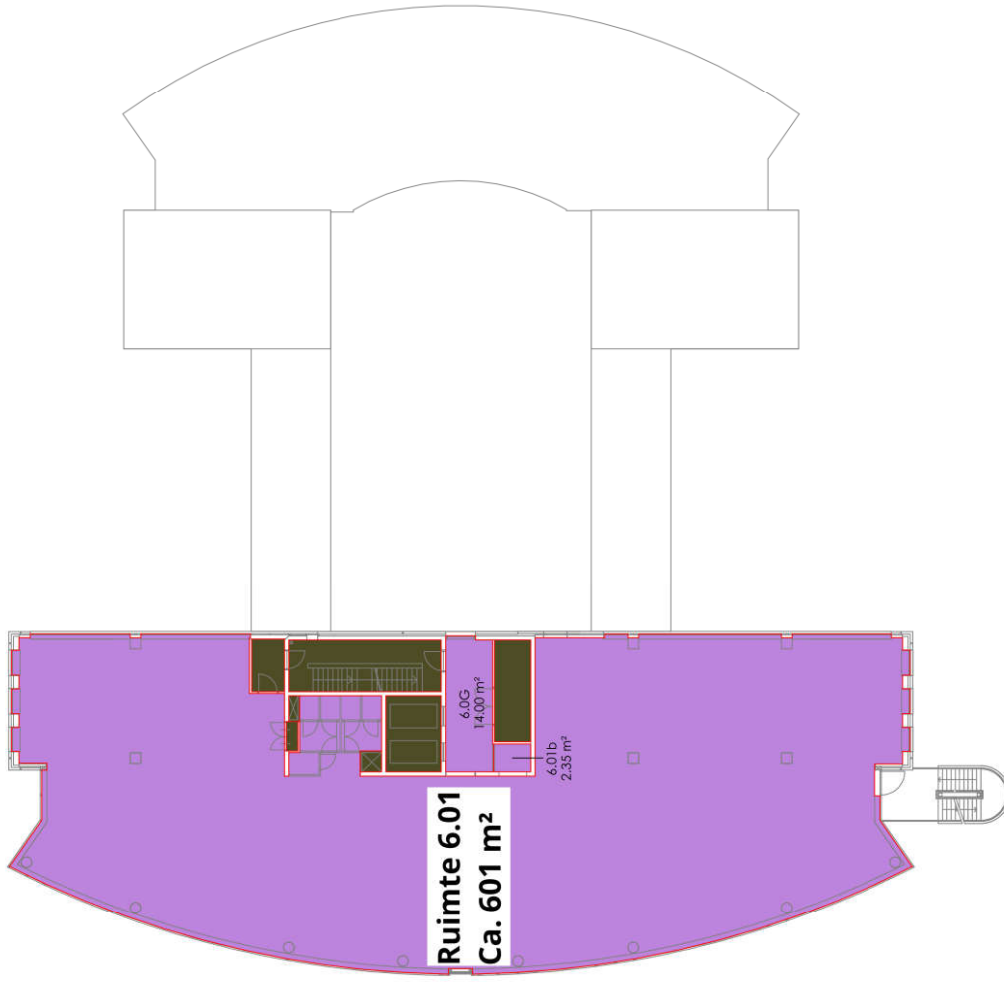
- Onverhuurbaar
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5e verdieping



COMPLEX
 Antareslaan 1-27
 2132 JE
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BOUWLAAG
 5e verdieping | nivo 5
ONDERDEEL
 Huurdersverdeling
 PROJECTNR. P6266
 SCHAAAL 1:250
 VERSIE V02-OPTIE 2-TYPE B
BLAD HV 05

EIK
 BOUWADVIES
 DORPSTRAAT 10
 3714 XE VOERDRECHT
 0348 456789
 WWW.EIKBOUWADVIES.NL
 3-HERTOGENBOSCH



Huurdersverdeling

- Ruimte
- Algemeen gebouw
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Overige vloeroppervlakte

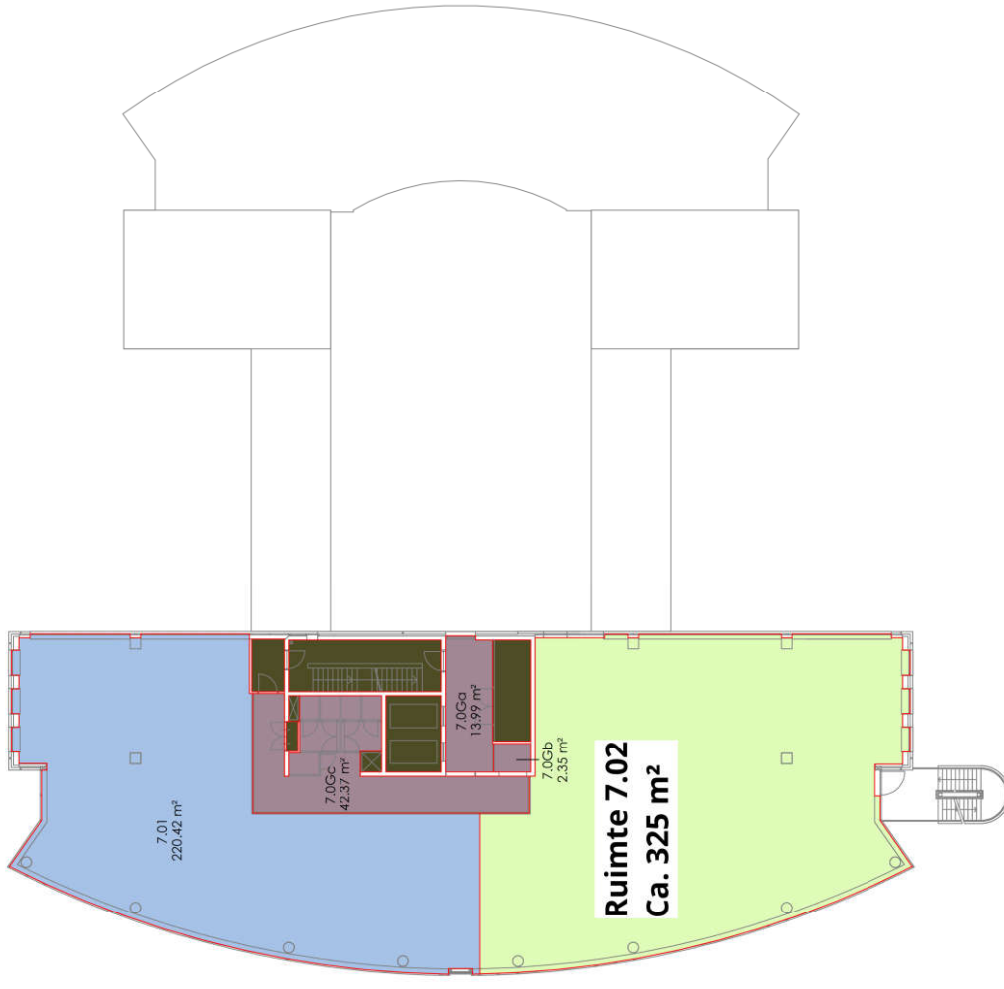
- Onverhuurbaar
- Vrije, schalingen en hoogte < 1,5 m

6e verdieping



COMPLEX
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BOUWLAAG
 6e verdieping | nivo 6
ONDERDEEL
 Huurdersverdeling
PROJECTNR. P6266
SCHAAL 1:250
VERSIE V02-OPTIE 2-TYPE B
BLAD HV 06

BOUWADVIES
 ARCHITECTUUR
 INTERIEUR
 VULSTRAATWERK
 3-HERTOEGENBOSCH



Huurdersverdeling

- Ruimte
- Algemeen gebouw
- Algemeen verdieping

Overige vloeroppervlakte

- Onverhuurbaar
- Vrije, schalingen en hoogte < 1,5 m

7e verdieping



COMPLEX
 Antareslaan 1-27
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BOUWLAAG
 7e verdieping | nivo 7
ONDERDEEL
 Huurdersverdeling
 PROJECTNR. P6266
 SCHAAL 1:250
BLAD HV 07

BOUWADVIES
 DYNAMISCH
 VULPACTORIE
 3-HERTOGENBOSCH