



## Project Information

## Building # D1

Diamantlaan 1  
Hoofddorp

To let

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## **Multifunctional space in Building #D1 at business park Graan voor Visch in Hoofddorp**

### **Diamantlaan 1, Hoofddorp**

#### Project description

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Approx 4,000 sq m multifunctional space on a prominent location along the main road at the crossing Diamantlaan and Van Heuven Goedhartlaan, at short distance from the train station. The building offers many possibilities voor several purposes and can be offered in parts from approx. 200 sq m.

This business park accommodates users from several industries such as logistics, automotive and wholesale but also offices, schools and some residential buildings.

#### Location

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Business park Graan voor Visch offers excellent access from major roads A4/A44/A5 (Amsterdam – Den Haag – Rotterdam). The shopping centre of Hoofddorp is only a few car minutes away. The NS train station Hoofddorp lies at a short distance, ensuring great access by train and nearly every bus that comes through the station. The R-Net express bus also has two stops on the edge of the business park. 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.

#### Parking

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Parking places are situated on private ground around the building. 1 parking place can be leased per approx. 50 sq m office space.

Per approx. 100 sq m rented space 1 parking place is included in the rental price mentioned.

#### Surface area

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The total surface area of the building is approx. 4,000 sq m; the following spaces are available:

ground floor	approx. 1,350 sq m
1 <sup>st</sup> floor	approx. 1,140 sq m
2 <sup>nd</sup> floor	approx. 926 sq m
3 <sup>rd</sup> floor	approx. 550 sq m rented

On the attached floorplan you can find an example of a variety of units. Several combinations are possible to come to a required surface area.

Unit number Surface (approx.) Unit number Surface (approx.)

**Ground floor**

0.1 approx. 130 sq m  
0.2 approx. 91 sq m  
0.3 approx. 73 sq m  
0.4 approx. 179 sq m  
0.5 approx. 89 sq m  
0.6 approx. 305 sq m  
0.22 approx. 294 sq m

**1<sup>st</sup> floor**

1.7 approx. 258 sq m  
1.8 approx. 196 sq m  
1.9 approx. 297 sq m  
1.10 approx. 66 sq m  
1.11 approx. 125 sq m  
1.12 approx. 54 sq m  
1.13 approx. 221sq m

**2<sup>nd</sup> floor**

2.14 approx. 232 sq m  
2.15 approx. 40 sq m  
2.16 approx. 123 sq m  
2.17 approx. 324 sq m  
2.18 approx. 270 sq m

**3<sup>rd</sup> floor**

3.19 approx. 262 sq m rented  
3.20 approx. 75 sq m rented  
3.21 approx. 249 sq m rented

**State of delivery**

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Basically, the space will be delivered as-is-where-is. Lessor is carrying out a number of alterations/renovations. There are some specific types of spaces available, such as a former company canteen, a kitchen, a large boardroom, etc.

The standard state of delivery includes:

- elevator and broad stairway;
- suspended ceilings with built in light fittings;
- sanitary facilities;
- several pantry's;
- cable ducts;
- radiators.

The building is provided with energy label B.

**Rental price**

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The rental price for the office space is € 85 per approx. sq m per year, excluding VAT and service charges, including 1 parking space per approx. 100 sq m of rented space.

The rental price for (extra) 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 rise to VAT deductions, so that taxed rent may be opted for.

## Service charges

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The service charges are € 35 per sq m per year excluding VAT as an advanced payment with a yearly settlement based on actual cost.

## Acceptance

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At short term.

A lease agreement can be concluded for a period until ultimately 31 December 2028. After this agreement will be terminated, unless parties agree otherwise.

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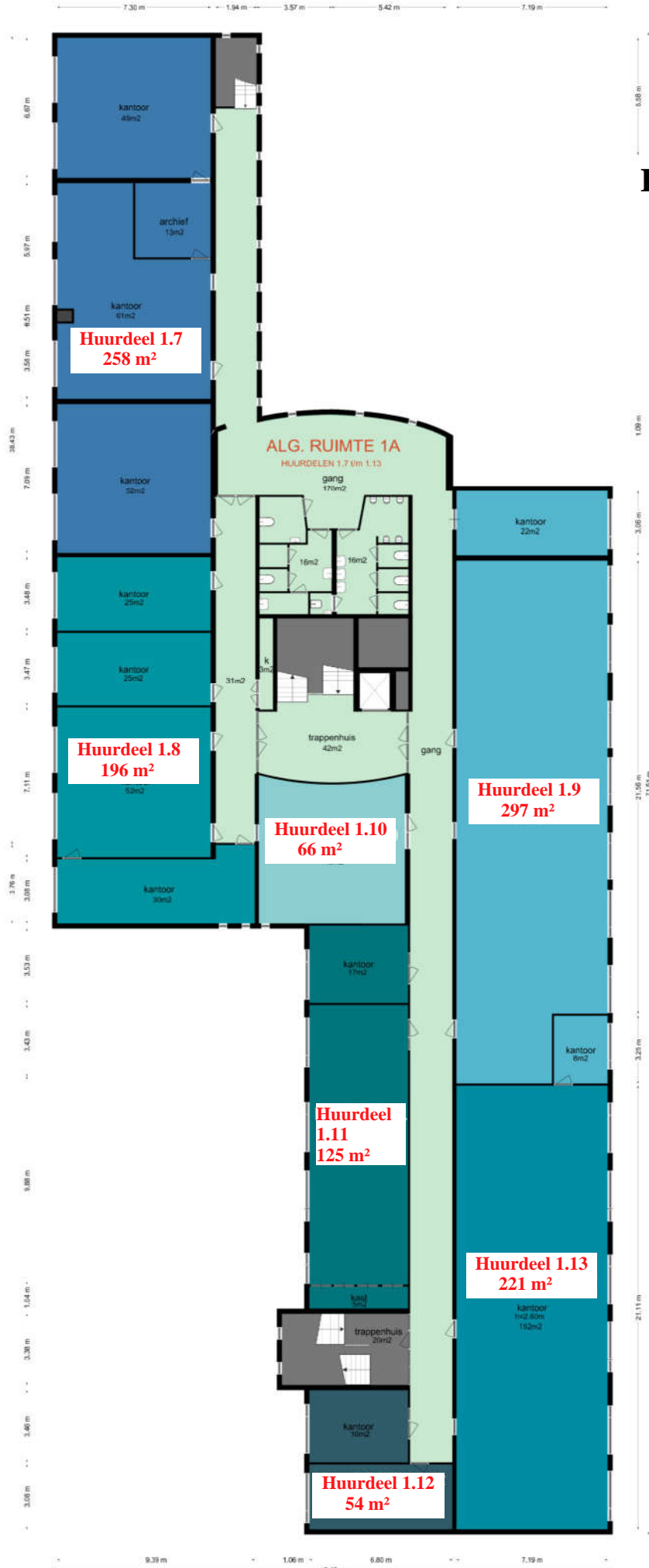






## Begane grond





## Eerste verdieping

1 Diamantlaan - Hoofddorp  
Tweede Verdieping



Tweede verdieping

De plattegronden zijn opgesteld voor projectieve doeleinden en te indicatie.  
Aan de plattegronden kunnen geen rechten worden verleend.  
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