



Project Information

SQM Offices

Antareslaan 1-27
Hoofddorp

To let

SQM Offices are located at office park 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 project" where users can, among other things, have lunch, lounge, have meetings and play sports.

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 7 meeting rooms varying in size with catering service. The fitness area is situated on first floor.

The complex has a parking deck 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>
2 nd floor	unit 2.02	-approx. 485 sq m
4 th floor	unit 4.01	-approx. 673 sq m
	unit 4.03	-approx. 331sq m
5 th floor	unit 5.01	-approx. 650 sq m
6 th floor	unit 6.01	-approx. 650 sq m
7 th floor	unit 7.02	-approx. 352 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 include:

- representative entrance with a wide and manned reception desk and lunch facility;
- meeting centre on the ground floor for shared 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.

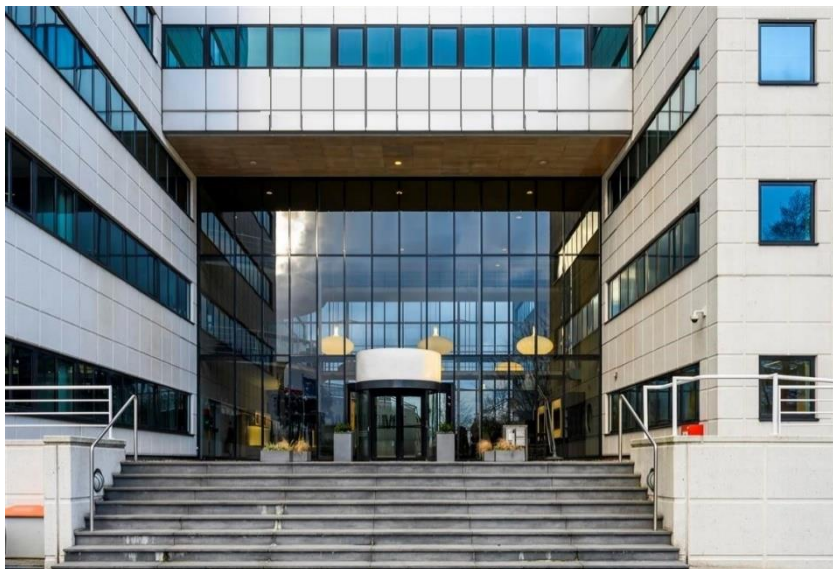
Service charges

The service charges are € 50 per sq m per annum excluding VAT as an advanced payment with a settlement based on actual cost.

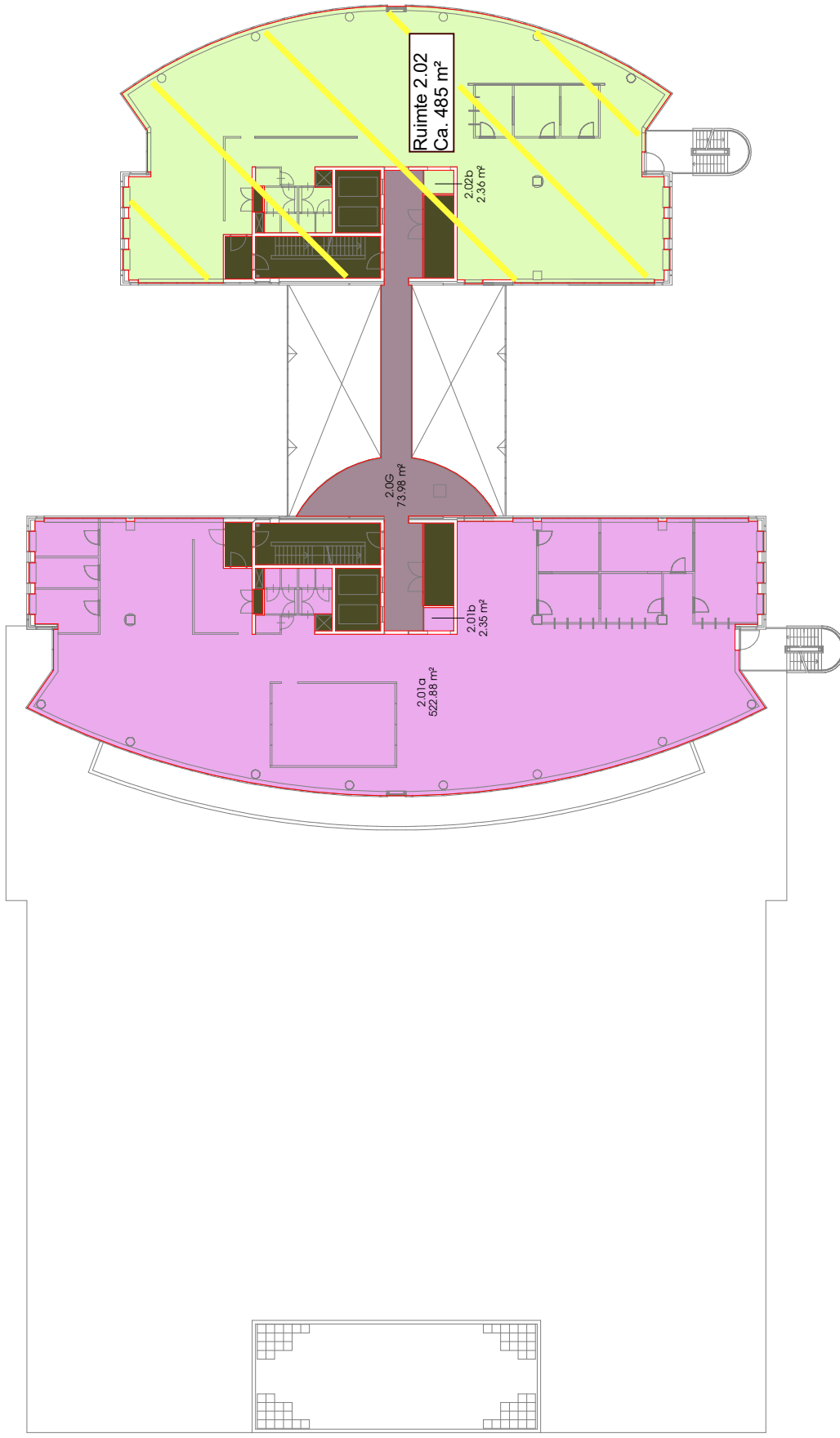
Acceptance

By mutual agreement.

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Tweede verdieping

Huurdersverdeling

- Ruimte
- Algemeen gebouw
- Algemeen verdieping

Overige vloeroppervlakte

- Onverhuurbaar
- Vloer, schuimgaten en hoogte < 1,5 m



COMPLEX
 Antareslaan 1-27
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 Hoofddorp

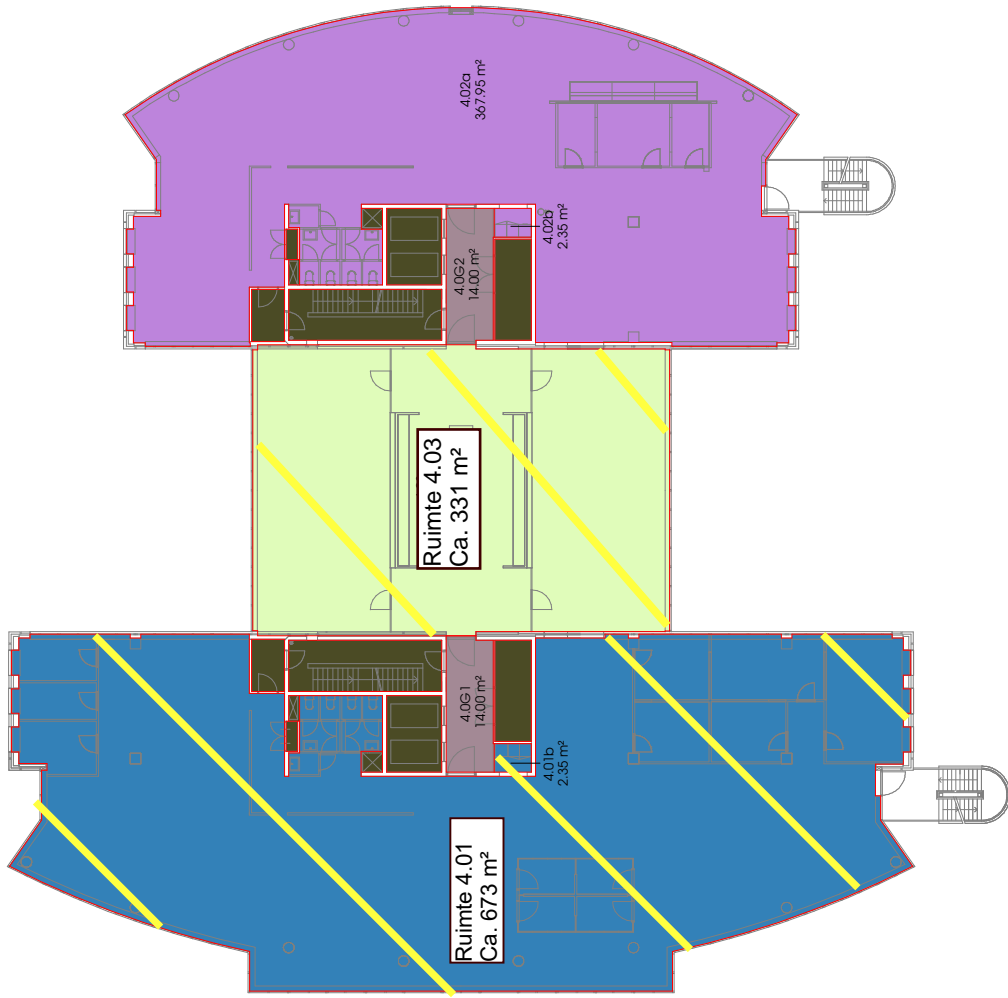
BOUWLAAG
 2e verdieping, I-nivo 2

ONDERDEEL
 Huurdersverdeling

PROJECTNR. P0266
 SCHAAL 1:250
 VERSIE V01-OPTIE 2-TYPE B

BLAD HV 02



BOUWADVIES
 D. B. VAN DER BEEK
 V. B. VAN DER BEEK
 S. HERTOGENDOESCH



Huurdersverdeling

-  Ruimte
-  Algemeen gebouw
-  Algemeen verdieping

Overige vloeroppervlakte

-  Onverhuurbaar
-  Vloer, schuimgaten en hoogte < 1,5 m

Vierde verdieping



COMPLEX
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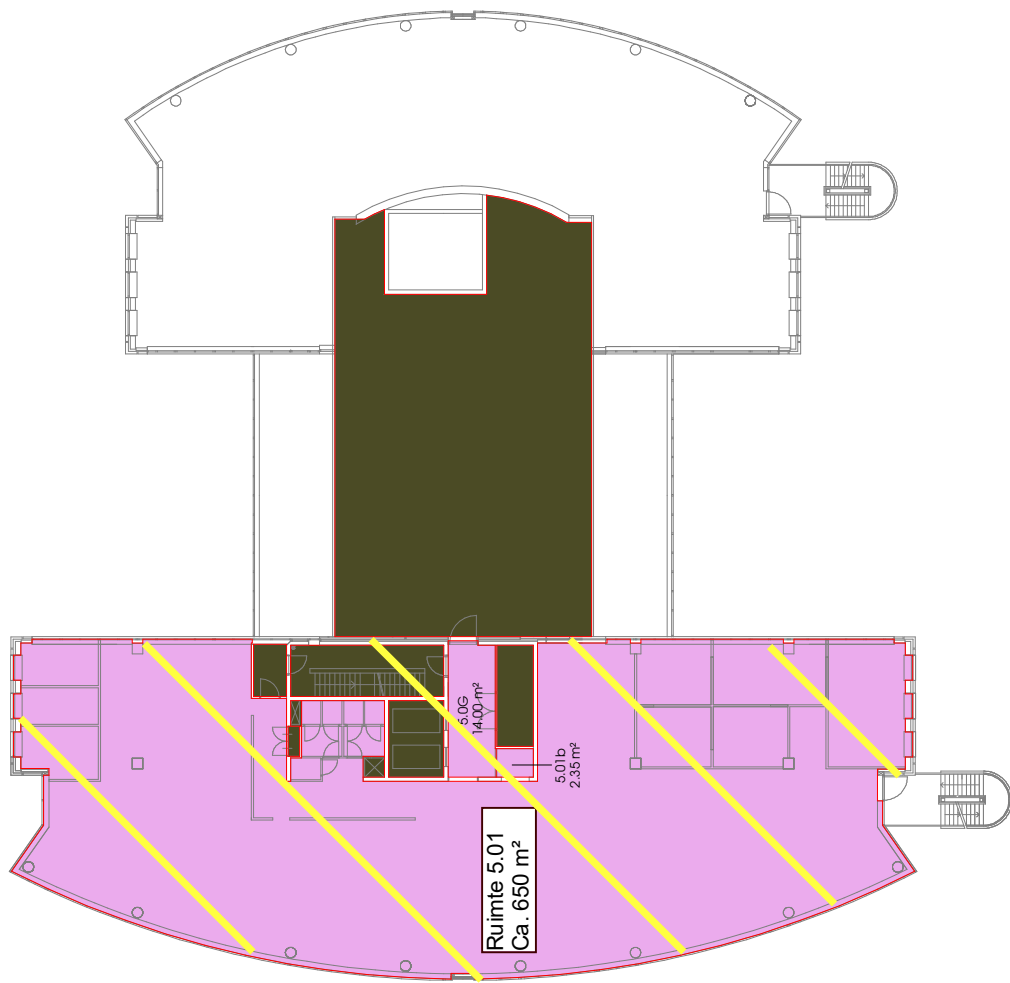
BOUWLAAG
 4e verdieping, 1-nivo 4

ONDERDEEL
 Huurdersverdeling

PROJECTNR. P6266
 SCHAAAL 1:250

BLAD HV 04

BOUWADVIES
 DE WAAKTOEGANG
 VAN HET
 VERBODEN TOEGANG
 SHERTOEGANGSCH



Vijfde verdieping

Huurdersverdeling

- Ruimte
- Algemeen gebouw
- Algemeen verdieping

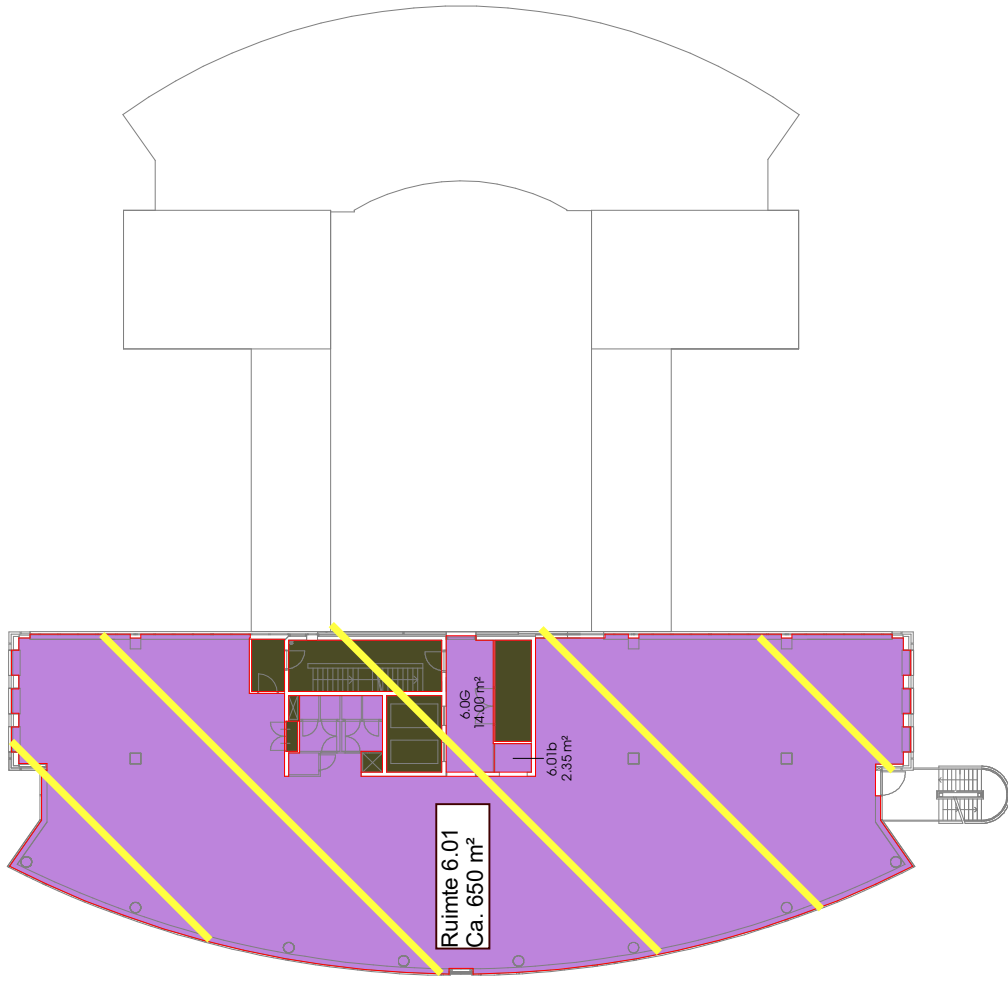
Overige vloeroppervlakte

- Onverhuurbaar
- Vloer, schalmgaten en hoogte < 1,5 m



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 Antareslaan 1-27
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 Hoofddorp
BOUWLAAG
 5e verdieping | niveau 5
ONDERDEEL
 Huurdersverdeling
 PROJECTN.R. P6266
 SCHAAL 1:250
BLAD HV 05

BOUWADVIES
 ADVIESBURO
 V.B.A. B.V.
 HERTOGENDIJK
 5-HERTOGENBOSCH



Huurdersverdeling

- Ruimte
- Algemeen gebouw
- Algemeen verdieping

Overige vloeroppervlakte

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

Zesde verdieping



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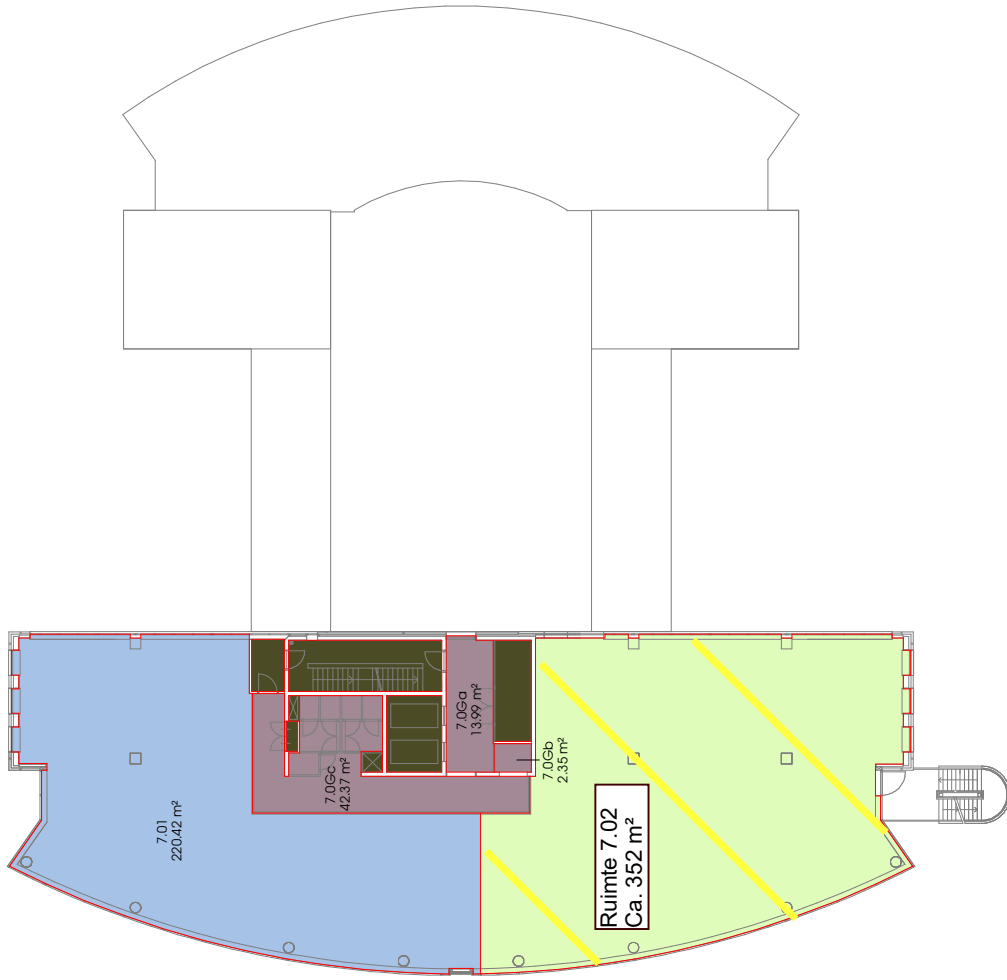
BOUWLAAG
6e verdieping | niveau 6

ONDERDEEL
Huurdersverdeling

PROJECTNR. P6266
SCHAAL 1:250

BLAD HV 06

BOUWADVIES
EEN ADVISORISCH
BUREAU VOOR
SCHAKELINGEN
EN HERTOEGENDESCH



Huurdersverdeling

- Ruimte
- Algemeen gebouw
- Algemeen verdieping

Overige vloeroppervlakte

- Onverhuurbaar
- Vloer, schilmgaten en hoogte < 1,5 m

Zevende verdieping



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BOUWLAAG
7e verdieping, I nivo 7

ONDERDEEL
Huurdersverdeling

PROJECTNR. P6266
SCHAAL 1:250

BLAD HV 07

EKV
BOUWADVIES
VERBODEN TOEGANG
AAN ANDEREN
VERBODEN TOEGANG
AAN ANDEREN