



## Project Information

## Le Carré A

Beechavenue 182 – 200  
Schiphol-Rijk

To let

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## **Office building Le Carré A at RichPort Park Schiphol-Rijk**

### **Beechavenue 182 – 200, Schiphol-Rijk**

#### Project description

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Office building Le Carré A is a detached office building of approx. 2,276 sq m, divided over 4 floors. The building is equipped with, among other things, two elevators, peak cooling and a shared spacious parking garage.

The office space will be delivered in its current state, but the building also offers the unique opportunity, to be renovated/furnished completely according to the wishes of a tenant, in cooperation with the owner. A "tailor-made solution" with which the owner has recently had a good experience.

In the adjacent office building, the owner has realized a meeting centre on the ground floor that is equipped with all modern conveniences. This conference centre, with a staffed reception, has 4 meeting rooms varying in size. These meeting rooms can be rented on a flexible base.

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 Connexion and R-Net. At the entrance of de park (Fokkerweg/Kruisweg crossing), within close proximity to the offices situates the "junction 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 Connexion circle line 180/181, the R-Net bus line 340 and the regular bus line the entire region of Schiphol, Amsterdam and Hoofddorp is reachable. For detailed information, go to [connexion.nl](http://connexion.nl).

## Surface area

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The building has a total surface area of approx. 2,276 sq m, divided as follows:

ground floor	: approx. 477 sq m
1 <sup>st</sup> floor	: approx. 452 sq m
2 <sup>nd</sup> floor	: approx. 474 sq m
3 <sup>rd</sup> floor	: approx. 474 sq m
4 <sup>th</sup> floor	: approx. 399 sq m

## Parking

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A total of 61 parking places are available at the office building (as well as two places for parking motorcycles), closed by a barrier.

There are currently 10 charging stations available for general use.

## State of delivery

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The building/ office space features include:

- spacious entrance;
- two renovated elevators;
- windows that open;
- suspended/industrial ceilings;
- mechanical ventilation with peak cooling;
- two sanitary facilities groups per floor;
- automatically sun blinds.

The building is provided with energy label C.

The landlord has recently made investments in the building's installations, which will improve the energy label, it is currently awaiting this new energy label.

The building offers the unique opportunity, to be renovated/furnished completely according to the wishes of a tenant, in cooperation with the owner. A "tailor-made solution" with which the owner has recently had a good experience.

## Rental price

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The rental price for the office space is € 135 per sq m per year, excluding VAT and service charges.

The rental price for the parking places is € 950 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 € 25 per sq m per year excluding VAT and for electricity consumption € 25 per sq m excluding VAT, both as an advance payment with a yearly settlement based on actual cost.

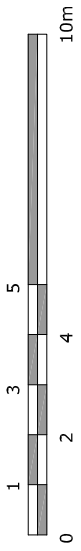
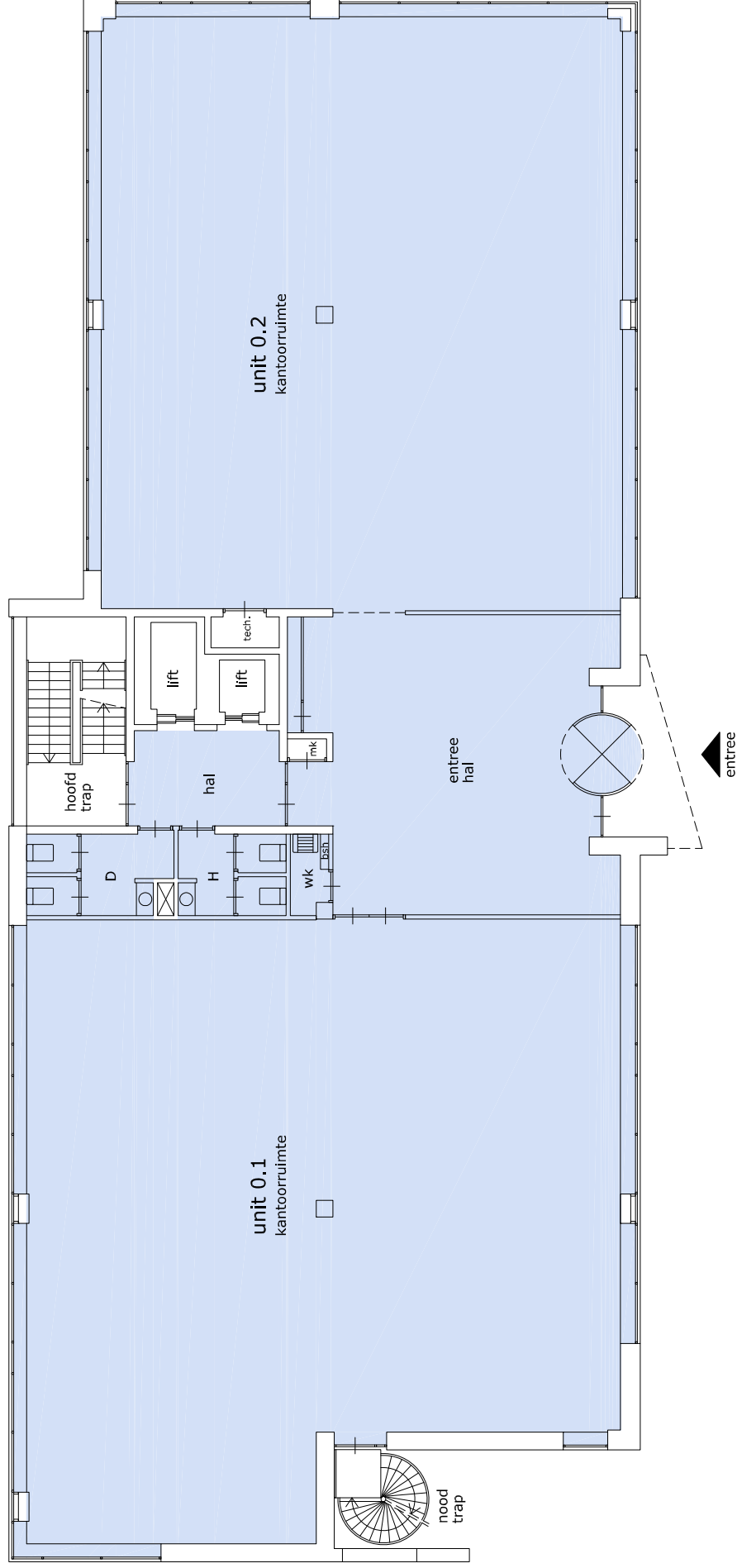
## Acceptance

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At short notice.

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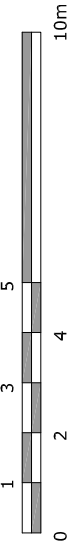
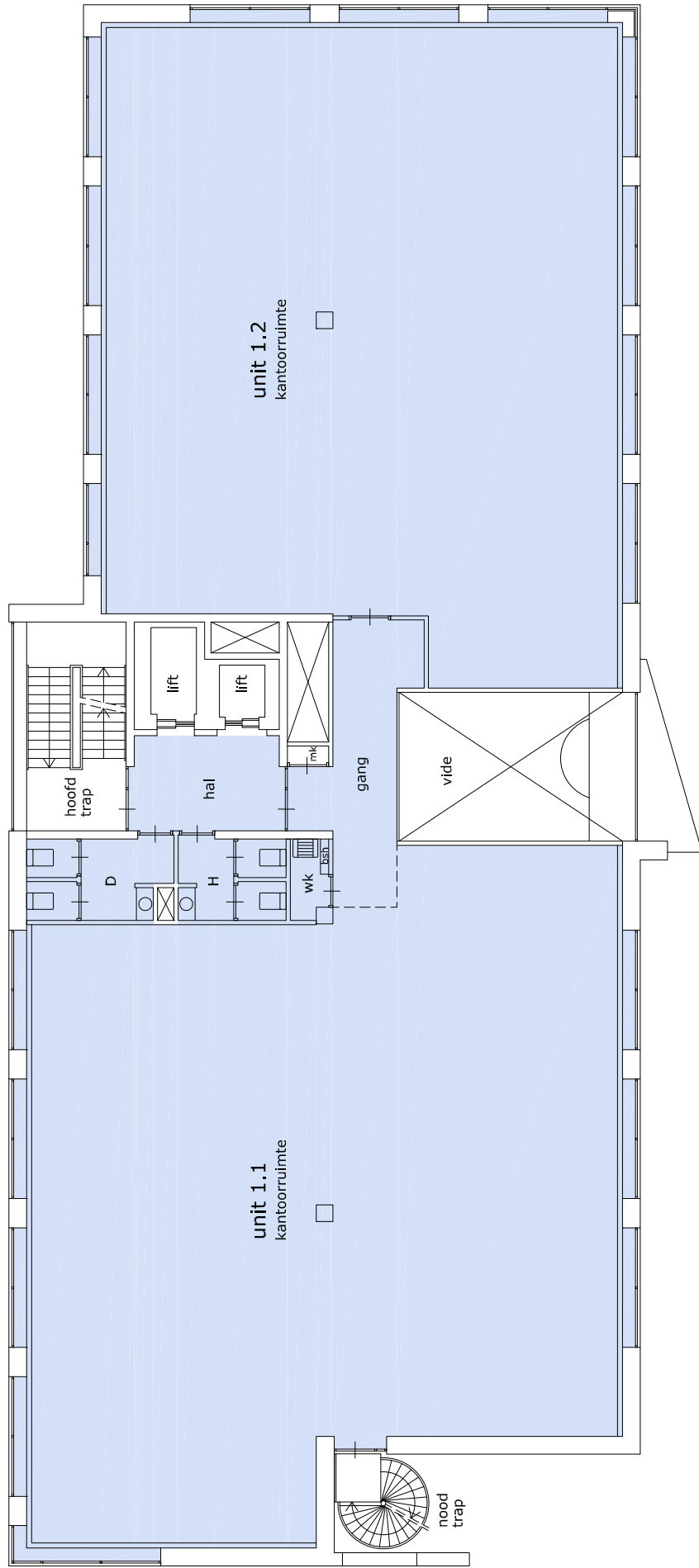


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VERHUURBAAR OPPERVLAK



Le Carré - gebouw A  
Schiphol Rijk  
revisie: 01.07.2010



1e verdieping

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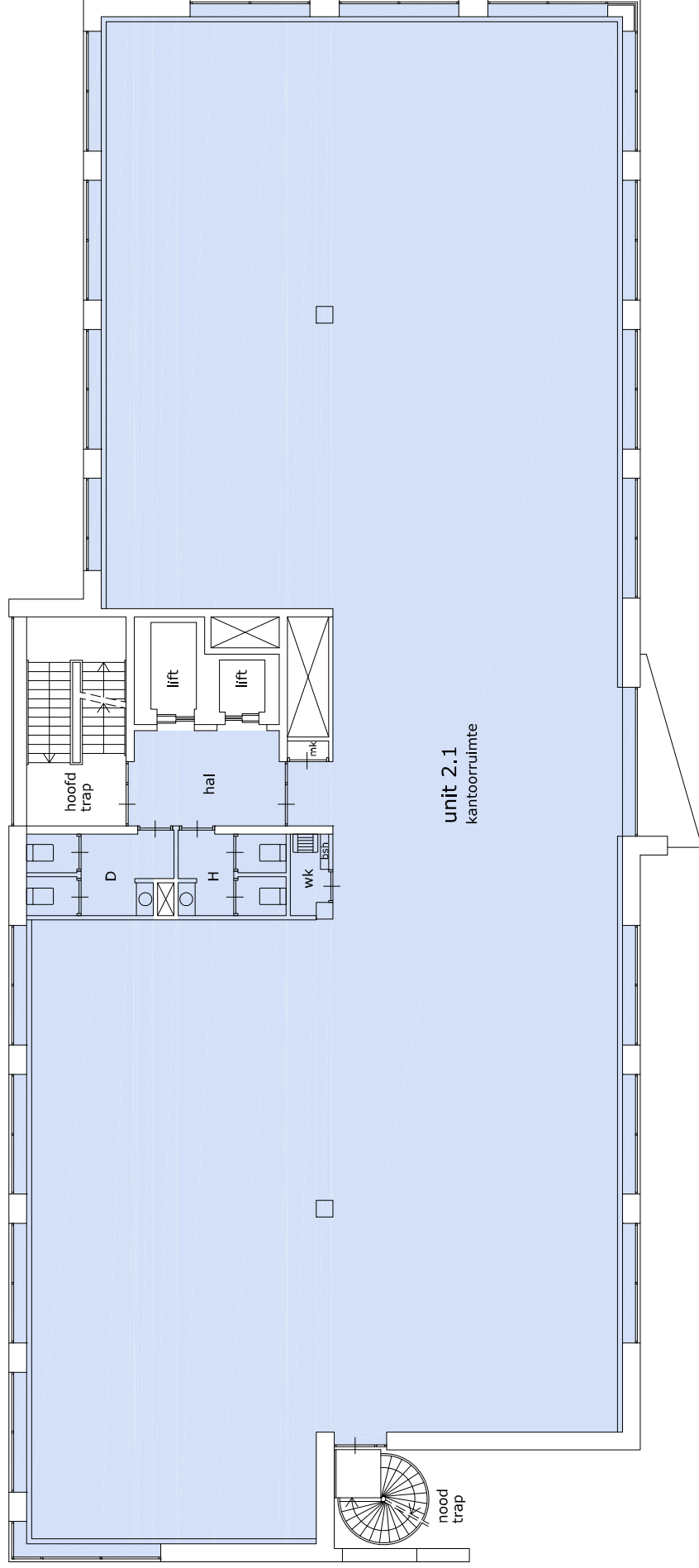


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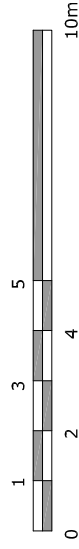
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unit 2.1  
kantooruimte



2e verdieping

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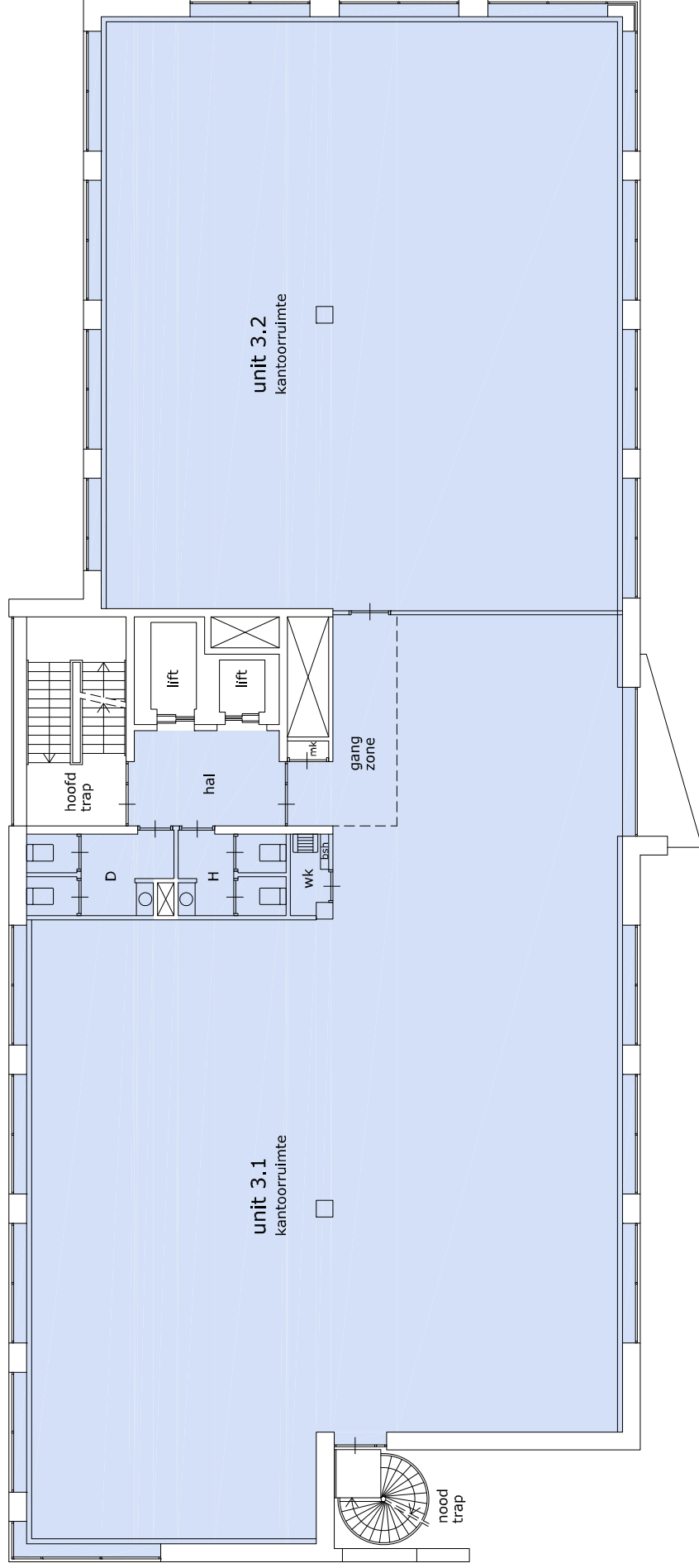


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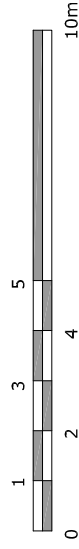
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# 3e verdieping



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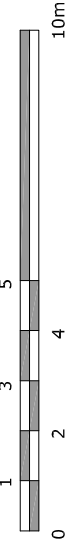
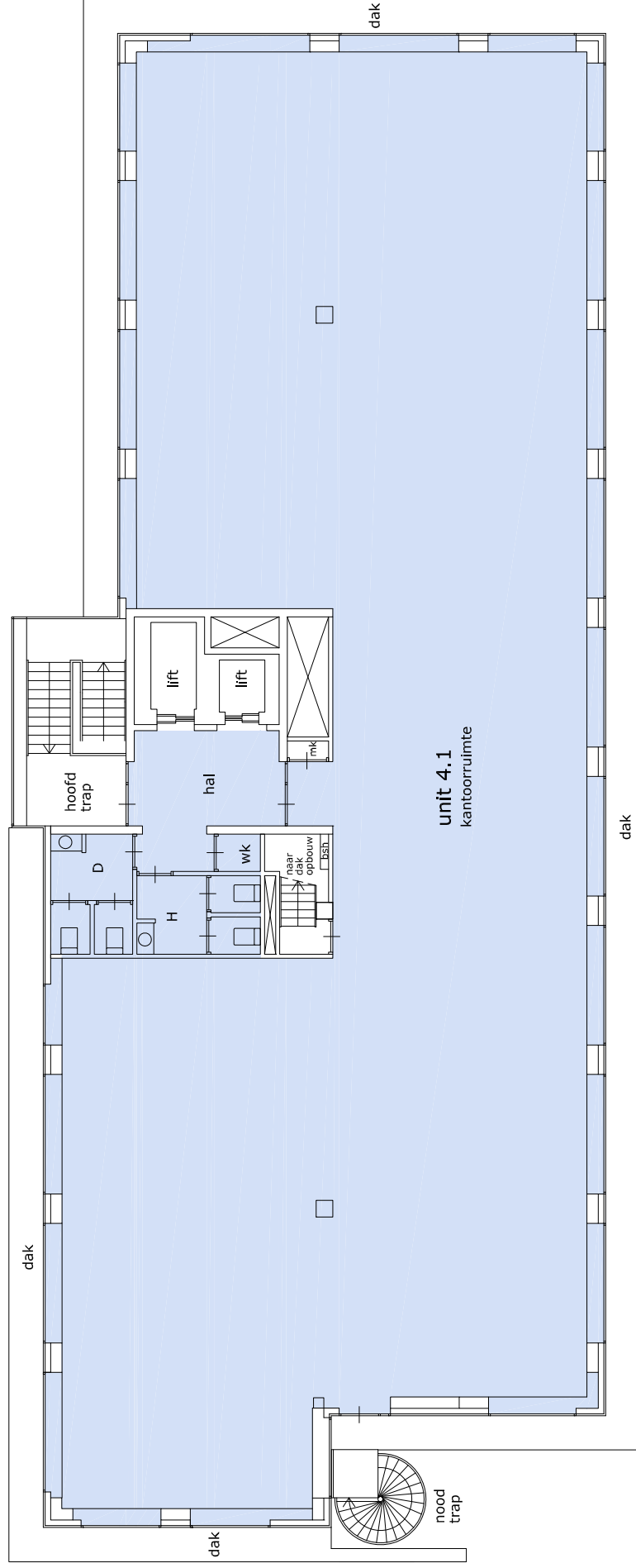
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4e verdieping

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