



Project Information

Breguetlaan

Breguetlaan 2
Oude Meer

To let

Warehouse/office space in Oude Meer

Breguetlaan 2, Oude Meer

Project description

A detached warehouse-/office building with a total surface area of approx. 4,255 sq m with private parking-/outdoor area. The parking terrain/outdoor area is located on private ground and can be closed off by an electric gate.

The warehouse space consists of a ground floor of approx. 1,566 sq m and a mezzanine of approx. 1,600 sq m and has 5 loading docks and 1 overhead door.

The office space, which is situated at the front of the building, is divided over 3 floors totaling approx. 1,089 sq m.

The building is situated on a location with high exposure, along the N232 (Fokkerweg) next to the Sky Park business park, adjacent to the runway on the east side of Schiphol Airport.

Location

The building is located along the Fokkerweg N232, near the Waterwolftunnel N201 to Aalsmeer. It's approximately a 5-minute drive, by car, to the entrance / exit of the Highway A9 Amstelveen Schiphol Oost and the exit Hoofddorp of the A4 / A44 and A5 motorway making Schiphol Airport accessible in about 10 minutes. Within walking distance is a bus stop of bus line 180/181 (Circle line Schiphol) of which a bus leaves every 7 minutes during rush hour and every 15 minutes after rush hour, Schiphol Airport junction can therefore be reached by public transport within about 30 minutes.

Surface area

The building has a total surface area of approx. 4,255 sq m divided as follows:

Warehouse:

Ground floor:	approx. 1.566 sq m
Mezzanine:	approx. <u>1.600 sq m</u>
Total	approx. 3.166 sq m

Office space:

Ground floor:	approx. 486 sq m
1 st floor:	approx. 486 sq m
2 nd floor:	<u>approx. 117 sq m</u>
Total:	approx. 1.089 sq m

Parking

There are 47 parking places situated on private ground. The terrain can be closed off by an electric gate.

State of delivery

The building is among others provided with:

Office space:

- entrance with reception;
- ground floor and 1st floor with partitioning;
- suspended ceiling with LED lighting;
- kitchen on the ground floor;
- windows that can be opened;
- heating by means of radiators;
- sanitary facilities.

Warehouse:

- gas heaters;
- 5 loading docks and 1 overhead door;
- free height ground floor: approx. 5,0 m;
- free height mezzanine: approx. 3,0 m;
- smooth (partly coated) concrete floor;
- max. floor load approx. 2,500 kg/sq m / mezzanine approx. 2,000 kg/sq m;
- LED lighting;
- freight elevator with a max. load approx. 3,000 kg/sq m.

The office space is provided with energy label A.

Rental price

The rental price is € 250,000 excluding VAT and service charges.

Lessor and Lessee explicitly declare that in determining the rent, the rent level is based on the starting point that Lessee will permanently utilize 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 € 5 per sq m per year (warehouse- and office space) excluding VAT as an advanced payment with a settlement based on actual cost.

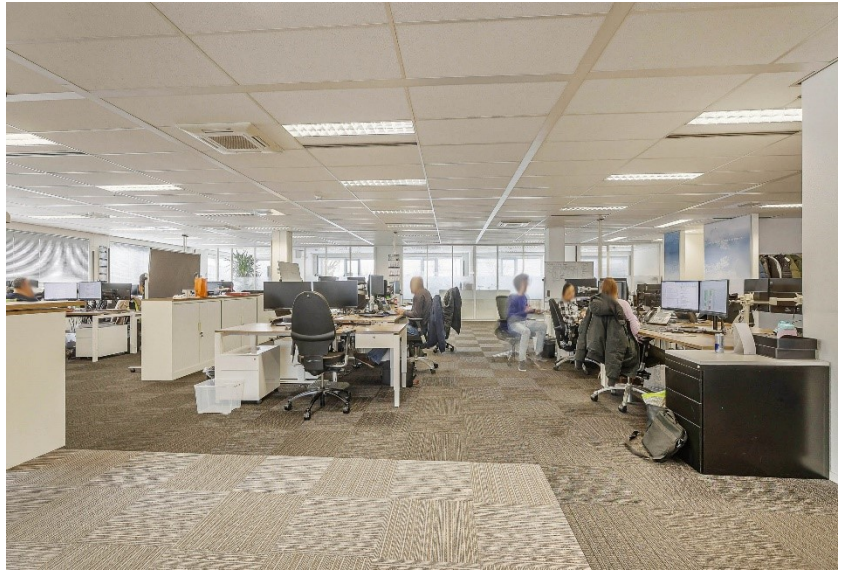
Lessee has its own connections for the use of gas, water and electricity.

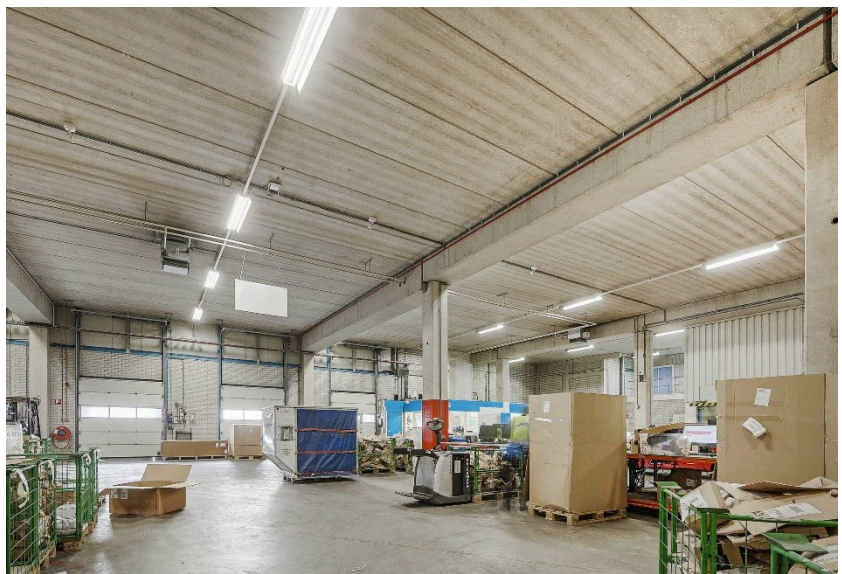
Acceptance

To be agreed upon.

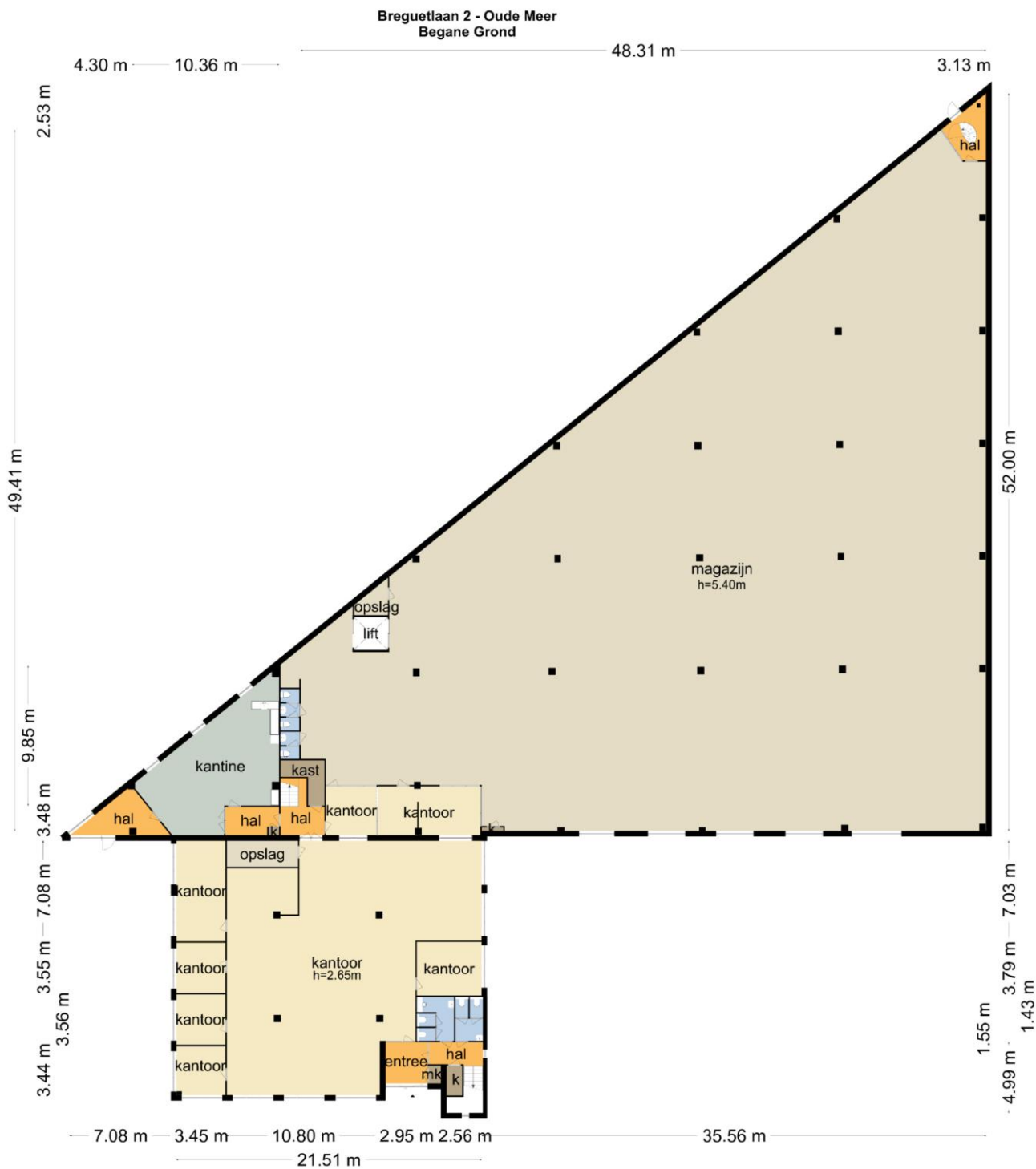
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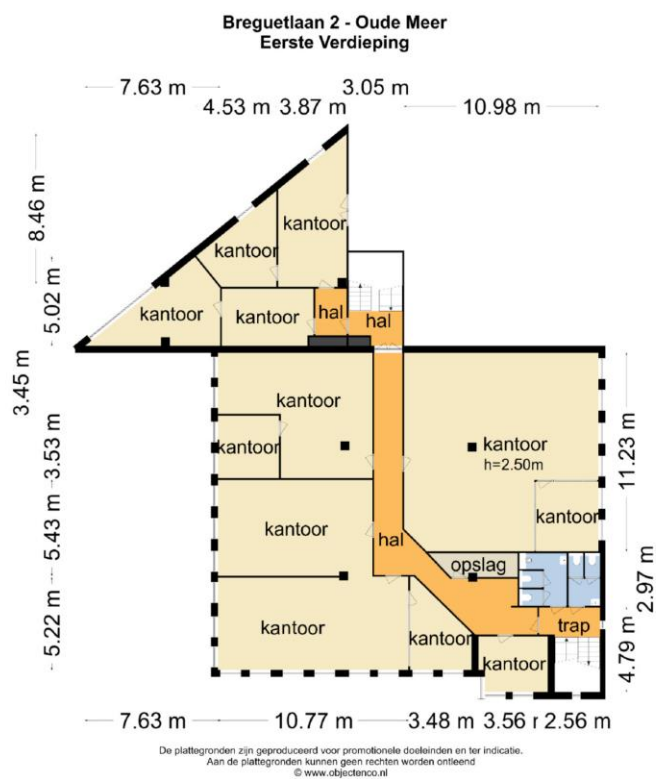




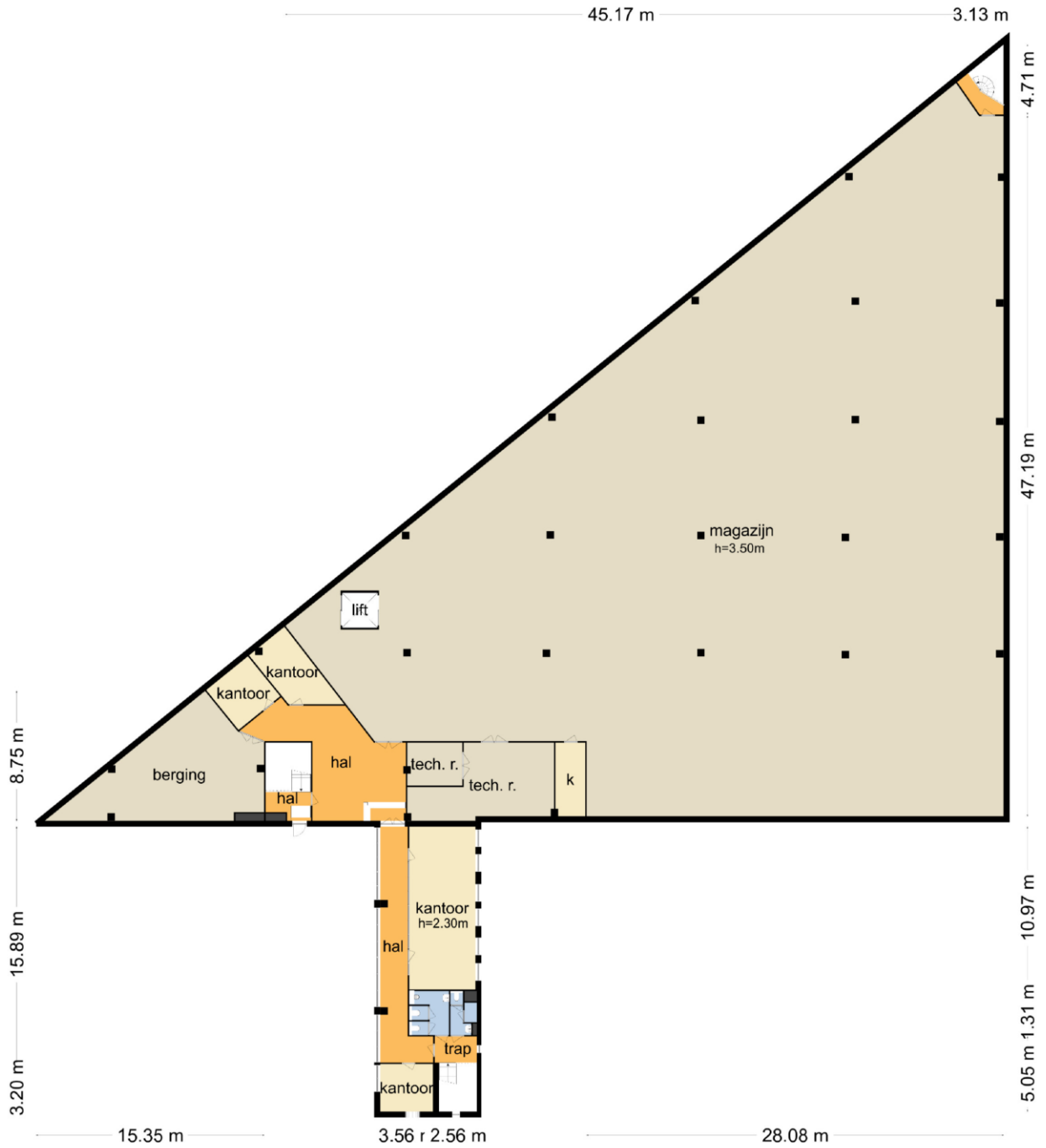








Breguetlaan 2 - Oude Meer
Tweede Verdieping



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