



Projectinformatie

Kruisweg

Kruisweg 577
Hoofddorp

To let

Office space in a small scaled office building with parking garage in Hoofddorp

Kruisweg 577, Hoofddorp

Project description

Approx. 500 m² office space on the ground floor in a small scaled office building, consisting of 3 floors with a private parking garage. The building is situated on a location with a high exposure, along the N196 (Kruisweg) in Hoofddorp.

The building is located right next to the elevated bus stop "De Hoek" of R-Net.

In the immediate vicinity are a NH Hotel and a Hyatt Hotel and the building is located next to the Hotel NinetyNine. The hotels offer various facilities such as meeting accommodations and restaurants, gyms, etc.

The owners and users of the buildings on Airport Business Park De Hoek have set up a Park Management Organisation, which will take care of services such as security of the area, the maintenance of the public areas, roads and green facilities.

Location

The building is located on the edge of Airport Business Park De Hoek, at a visible location on the N196. The accessibility is excellent due to its location at the entrance/exit of the exit of the A4 (Amsterdam-The Hague-Rotterdam) and A5 (Haarlem) motorway.

The free elevated busline R-Net has a stop (De Hoek Boven) within walking distance. This super-fast bus line runs between Haarlem via Schiphol to Amsterdam-Zuidoost (line 300) and between Nieuw-Vennep via Schiphol to Amsterdam Zuid WTC (line 341) or Amsterdam Centrum (line 397) guaranteeing perfect accessibility by public transport.

Further information can be found at connexion.nl

Surface area

The building has a total surface area of approx. 1.580 sq m divided over 3 floors, of which currently available:

approx. 500 sq m situated on the ground floor.

Partial letting is possible starting from approx. 250 sq m.

Parking

To the available space belong 8 parking places, 1 in front of the building and 7 in the parking garage underneath the building.

State of delivery

The building/office space features include:

- spacious and bright entrance;
- new suspended ceilings with LED lighting;
- room dividing by glass partition walls;
- heating by means of radiators;
- kitchen;
- peak cooling;
- sanitary facilities;
- cable ducts for data- and telephone cabling.

The sanitary facilities and pantry on the ground floor are for exclusively use for this specific unit. The building is provided with fiberglass connection.

The building is provided with energy label B.

Rental price

The rental price for the office space is € 125 per sq m per year excluding VAT and service charges.

The rental price for the parking places is € 850 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 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 € 40 per sq m per year excluding VAT based on at advance payment with a yearly settlement, including the use of electricity, gas and water in the rented space.

Acceptance

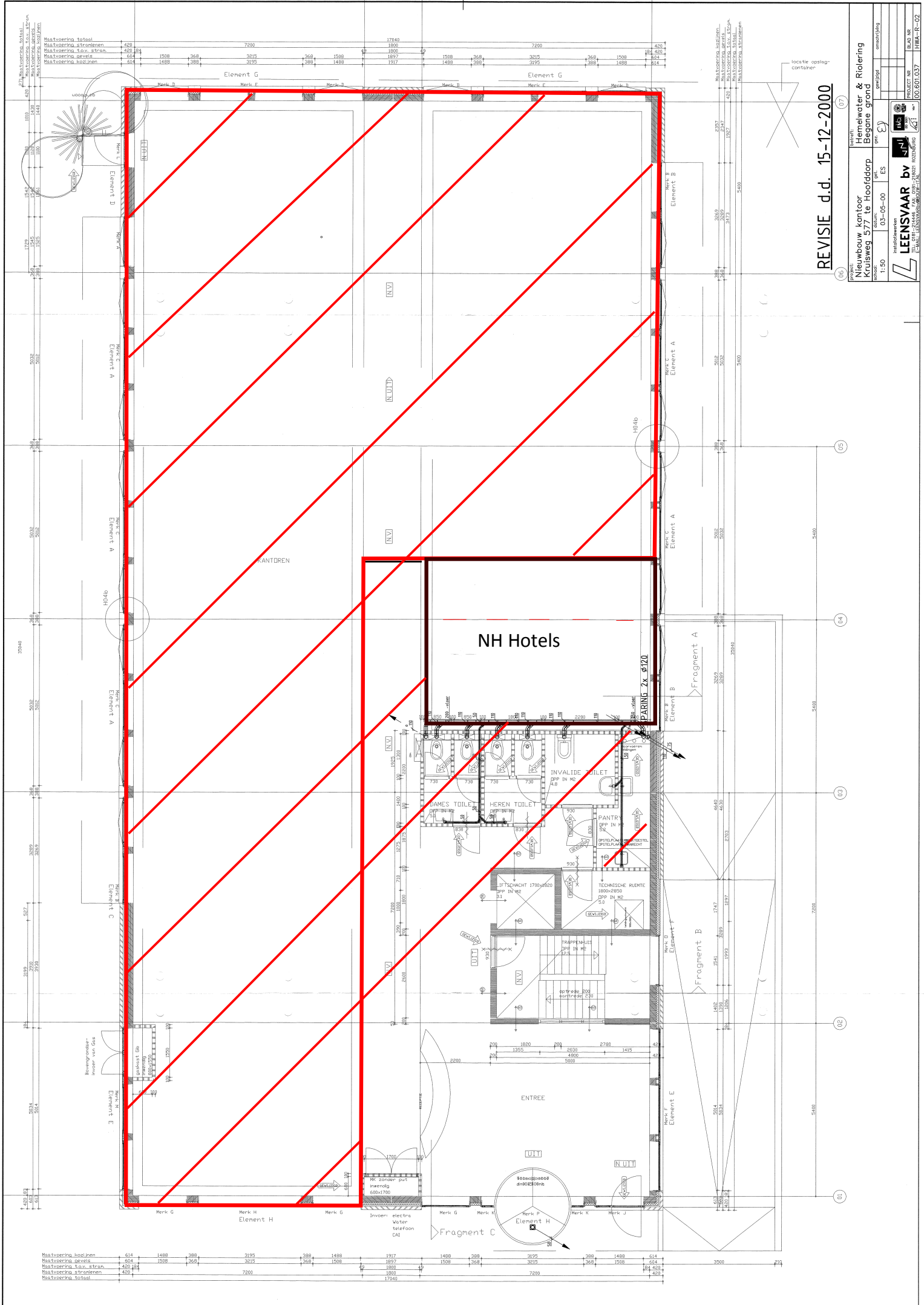
To be agreed upon.

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Mastvoering totaal	420	7200	17240	1800	7200	420
Mastvoering stromelen	420			1800		420
Mastvoering loz. stran	64	315	1917	1800	315	64
Mastvoering gevels	1508	368	368	1508	368	1508
Mastvoering kozelen	1488	388	1488	1488	388	1488

Mastvoering bodemen	614	1488	388	3195	388	1488	614
Mastvoering gevels	604	1508	368	1897	368	1508	604
Mastvoering loz. stran	420	315	1917	1800	315	420	
Mastvoering stromelen	420		1917	1800		420	
Mastvoering totaal	420	7200	17240	1800	7200	420	

REVISIE d.d. 15-12-2000

PROJECT: **Neubouw Kantoor**
 adres: **Kruisweg 577 te Hoofddorp**
 Begane grond
 schaal: 1:50
 datum: 03-05-00
 type: ES
 ontwerp:

PROJECT NR: **00.601.037**
 BLAD NR: **HWA-R-02**