



## Project Information

## Building Spica

Spicalaan 1 - 59  
Hoofddorp

To let

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## **Office space in Building Spica at Beukenhorst Oost in Hoofddorp**

### **Spicalaan 1 - 59, Hoofddorp**

#### Project description

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Modern, bright office spaces in a complex of in total approx. 11,000 sq m with a spacious central entrance hall with a manned reception desk/hospitality desk, a coffee corner and a restaurant. There is an business centre for the tenants with meeting rooms of various sizes. Due to the great diversity of tenants, it is a lively building and a pleasant working environment.

The complex is surrounded by extensive green areas and terraces. The surrounding area offers many facilities, such as hotel Hyatt Place Amsterdam Airport and a NH Hotel. The hotels offer several facilities such as meeting rooms, restaurants, fitness spaces, spa and swimming pool.

#### Location

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With both the new exit to the A4 (Amsterdam-Den Haag-Rotterdam) and the A5 (Haarlem) at only a few car minutes away, the area offers excellent access to major roads. The NS train station is in close proximity as well, and Schiphol Airport is only 10 minutes away by car.

A bus stop for R-Net bus line is in the direct vicinity of the building. This high speed, dedicated bus lane service connects Haarlem (via Schiphol) to Amsterdam-Zuidoost (line 300) and Nieuw-Vennep to Schiphol Airport and Amsterdam-Zuid WTC (line 397) and guarantees perfect access via public transport. For further information about R-Net, go to [connexion.nl](http://connexion.nl).

#### Surface area

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The following spaces are currently available:

Ground floor	: approx. 952 sq m (unit 0.2)
1 <sup>st</sup> floor	: approx. 1.250 sq m (unit 1.4, 1.3a & 1.3b)
2 <sup>nd</sup> floor	: approx.. 895 sq m (unit 2.1a)

Unit 0.2 on the ground floor can be rented in parts from approx. 200 sq m.  
The spaces are indicated on the attached situation sketches.

#### Parking

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Parking places are available based on the very generous parking norm of 1 parking place per approx. 50 sq m office space. These parking places are situated in the secured parking garage below the building.

## State of delivery

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The building/office space features include:

- spacious entrance with 'manned' reception desk and a coffee corner;
- restaurant;
- terrace / garden;
- access control system with camera surveillance;
- alarm system;
- various elevators;
- mechanical ventilation with peak cooling;
- sanitary facilities per floor wing;
- suspended ceilings with built-in light fixtures;
- meeting rooms.

Unit 2.1a is equipped with a luxury built-in package with partition walls (closed/glass), carpeting and kitchen, this is offered by the present tenant for takeover.

The building is provided with energy label A and the BREEAM-NL In-Use "excellent" certificate.

## Rental price

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The rental price for the office space is € 200 per sq m per year excluding VAT and service charges.

The rental price per parking place is € 1,300 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 purpose giving right to VAT deductions, so that taxed rent may be opted for.

## Service charges

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The service charges are to be determined.

## Acceptance

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On short notice.

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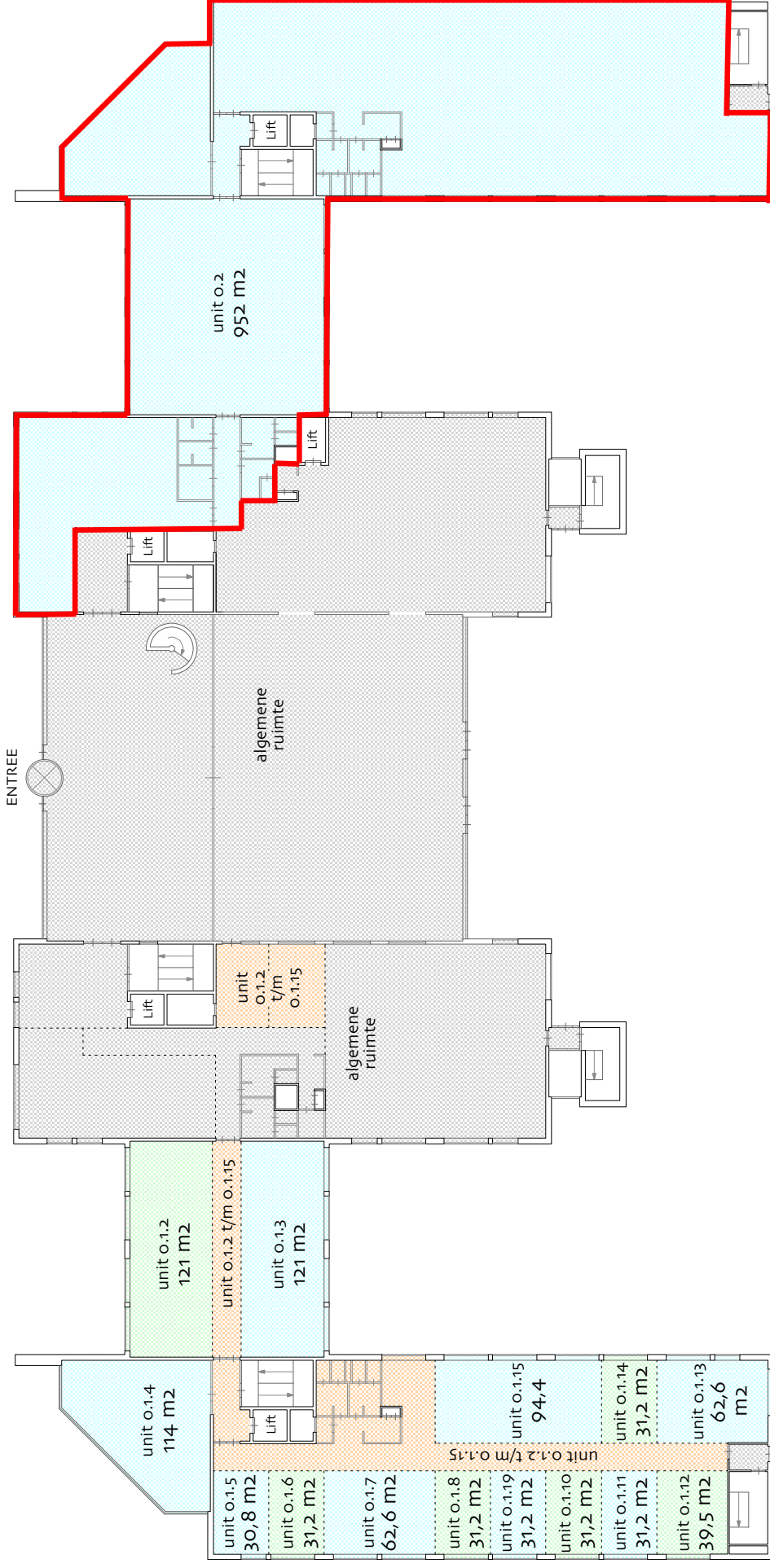


## Impressions









object: Spicalaan 1-59

plaats: Hoofddorp

datum: 29 oktober 2021

betreft: VVO per unit

conform NEN 2580

schaal: 1:400

AeQO Property Support BV | [www.aeqo.nl](http://www.aeqo.nl)

NB: de vermelde VVO is inclusief toerekening van algemene ruimte

begane grond



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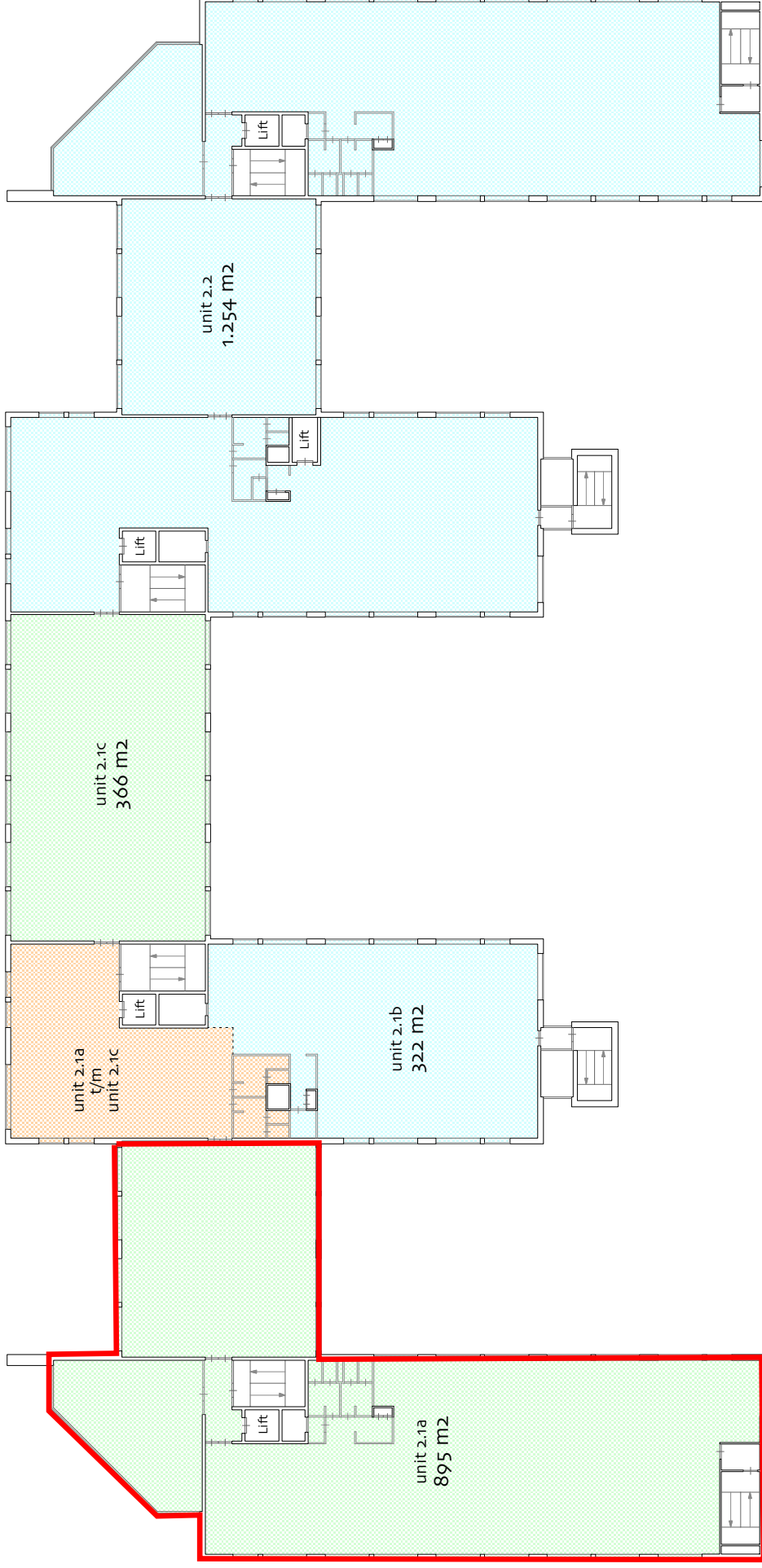
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1e verdieping



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2e verdieping