



Projectinformation

Parellaan

Parellaan 24
Hoofddorp

To let

Warehouse/office unit at business park Graan voor Visch in Hoofddorp

Parellaan 24, Hoofddorp

Project description

Combined modern warehouse unit in total approx. 812 sq m (approx. 391 sq m warehouse and approx. 421 sq m office space), situated on a prime location on business park Graan voor Visch at the ring road of Hoofddorp. The unit is provided with an overhead door and 3 parking places at the front of the building. The business area has many different type of users such as logistic, car-related and wholesale trade, but also offices, schools and some residential functions.

Location

The business area Graan voor Visch can be reached easily from the highways A4/A44/A5 (Amsterdam-The Hague-Rotterdam). The main shopping centre of Hoofddorp is located in a short distance. The area is, given the vicinity of the railway station and bus stops, also easy to reach by train and almost with every bus line running through the station. At the edge of the area there are two stops of R-net, the super-fast bus connection between Haarlem via Schiphol and Amsterdam-Zuidoost (line 300) and between Nieuw-Vennep via Schiphol to Amsterdam Zuid WTC (line 310).

Surface area

The total surface area is approx. 812 sq m, divided as follows:
warehouse: approx. 391 sq m;
office space: approx. 421 sq m.

Parking

To the unit belong 9 parking places situated on private ground.

State of delivery

The warehouse is among others provided with:

- electrically operable overhead door;
- power current;
- lighting;
- gas heater;
- free height approx. 6,00 m;
- floor load 2,500 kg/sq m.

The office space is among others provided with:

- suspended ceilings with build in light fittings;
- central heating by means of radiators;
- windows that can be opened;
- double toilet group;
- fire extinguisher;
- pantry.

De unit is provided with energy label B.

Rental price

The rental price is € 85,260 per year, 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 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 € 1,105 per quarter excluding VAT as an advanced payment with a settlement based on actual cost.

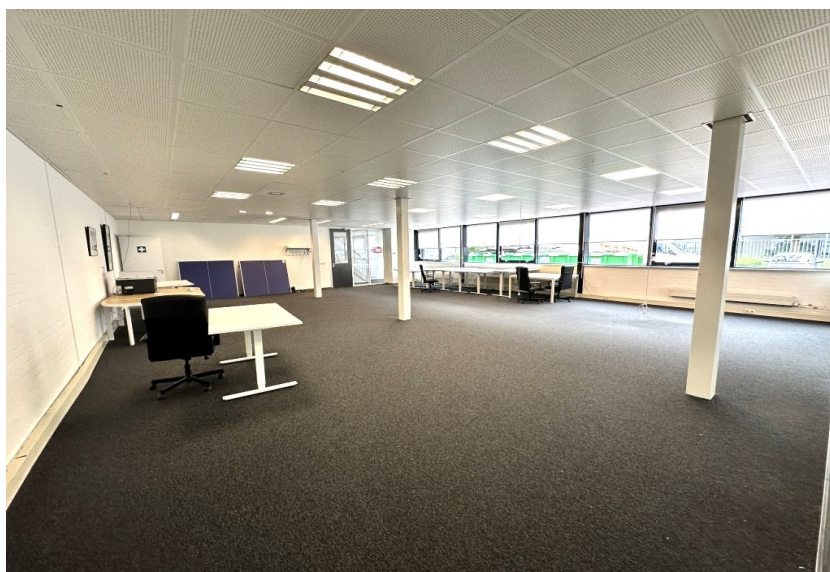
Lessee has its own connections for the use of gas, water and electricity.

Acceptance

Per 1 May 2025.

Although BT Makelaars takes due care in compiling all information provided, the accuracy of the content cannot be guaranteed and no rights or obligations can be derived from the information provided.







REC. A63140

