



Projectinformatie

Parellaan

Parellaan 46
Hoofddorp

To let

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

Parellaan 46, Hoofddorp

Project description

Combined modern warehouse unit of approx. 230 sq m and approx. 112 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 available space consists of:
warehouse: approx. 230 sq m;
office space: approx. 112 sq m.

Parking

To the unit belong 3 parking places situated on private ground.

State of delivery

The warehouse is among others provided with:

- electrically operable overhead door (width approx. 4.00 m. and height approx. 4.25 m.);
- power current;
- skylight;
- windows in the facade, giving a lot of extra daylight in the warehouse;
- lighting;

- gas heater;
- free height approx. 6.75 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 C.

Rental price

The rental price is € 3,000 per month, including 3 parking places, 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 € 640 per quarter excluding VAT as an advanced payment with a settlement based on actual cost.

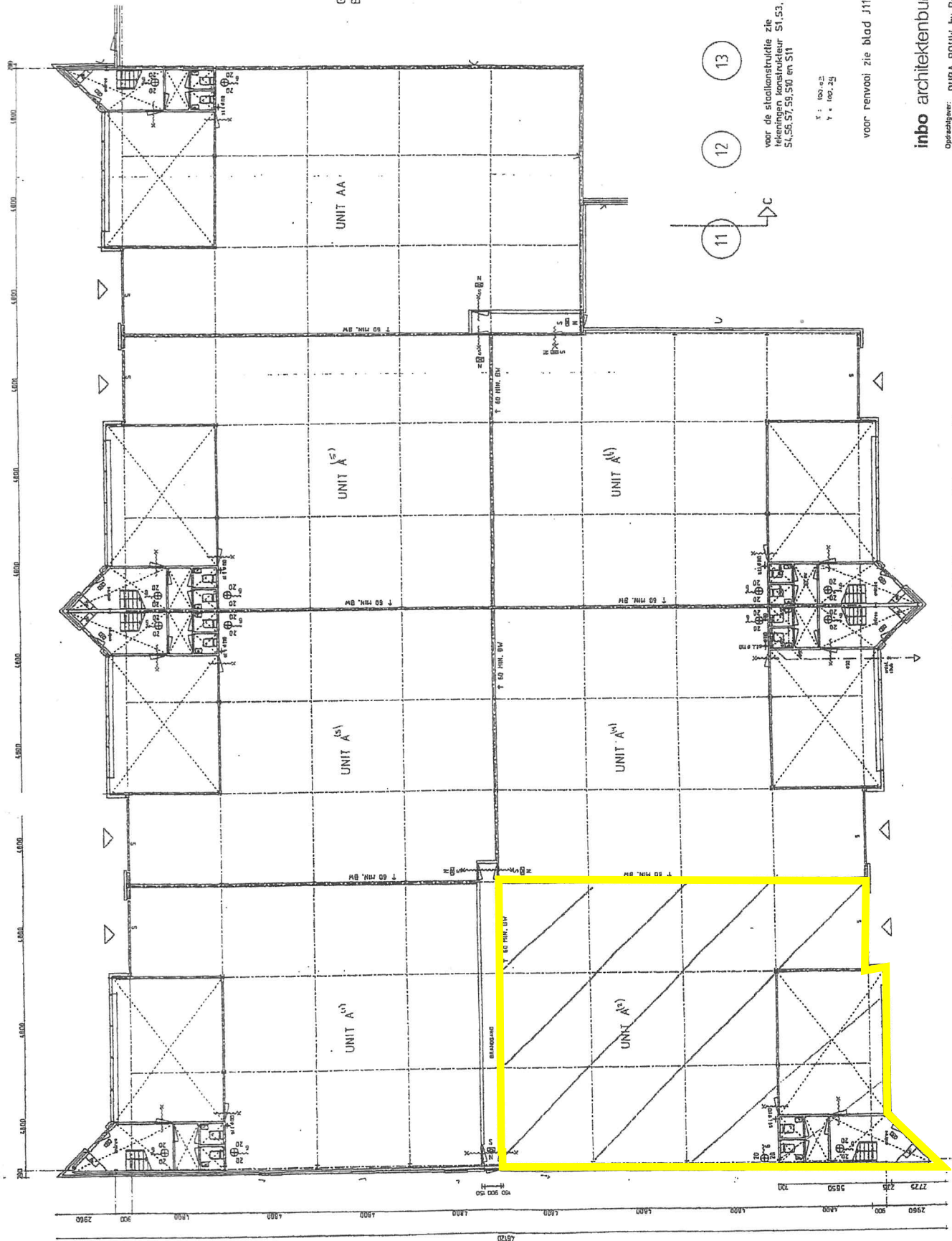
Lessee has its own connections for the use of gas, water and electricity.

Acceptance

At short notice.

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A B C D E F G H I



GEBOUW C
BELENDING



voor de staalconstructie zie tekeningen constructeur S1.53, S1.55, S7, S9, S10 en S11

X : 100:1
Y : 100:25

voor renvooi zie blad J1102

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DURA BOUW B.V. AMSTERDAM
Schildersgracht 122-128
1017 CA Amsterdam
T 020-612111

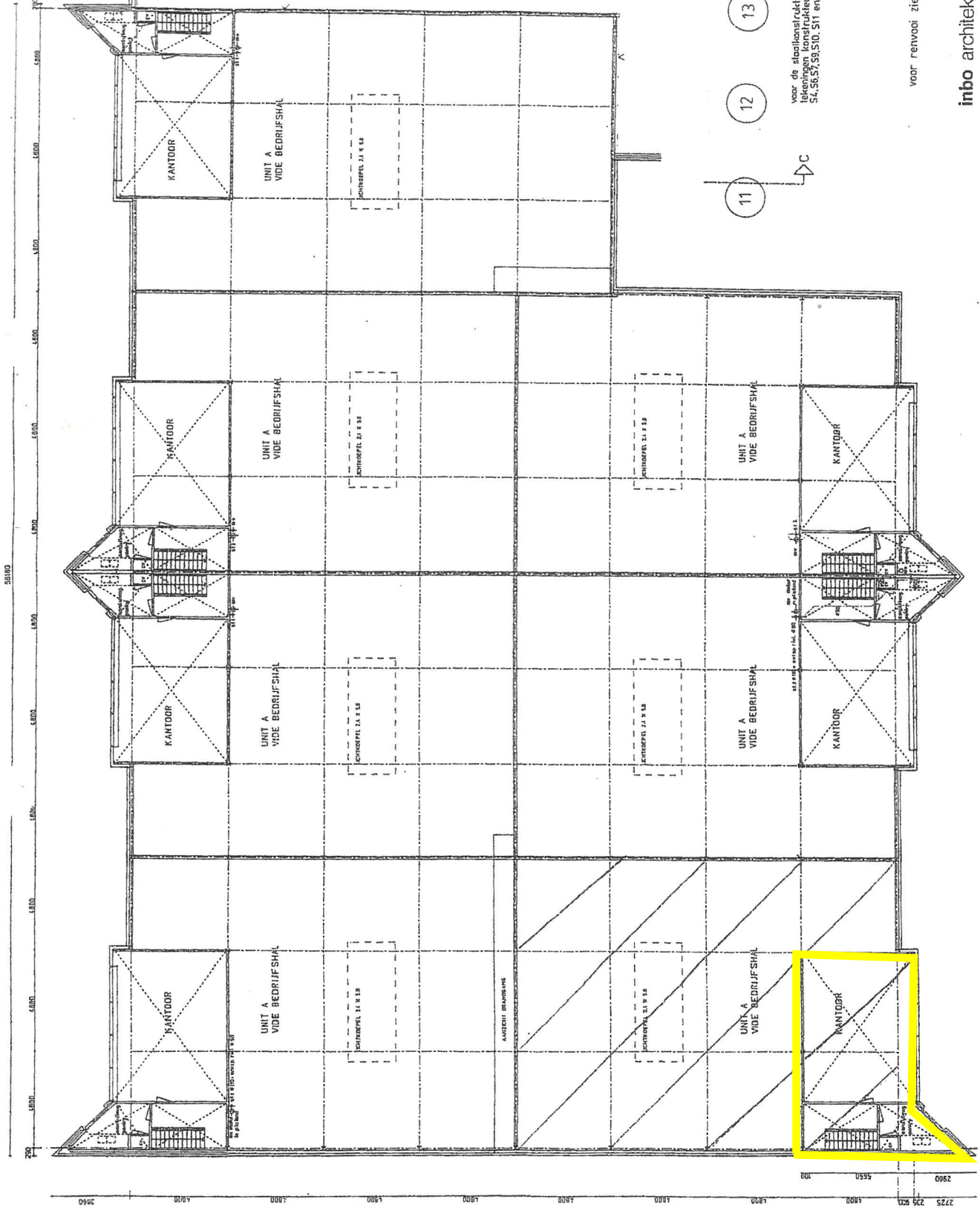
DURA BOUW B.V. ROTTERDAM
Grote Oude Waal 100-100B
3000 BZ Rotterdam

inbo architectenburo
Opdrachtgever: DURA BOUW bv Rotterdam
Project: Bechtijverzamagbouw Hoofddorp
Onderwerp: Begane grond gebouw B

Projectarchitect: Atma
Onderwerker: Milla
Gedetaild: J1101L

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GEBOUW C
BELENDING

STABIELE DRIE
Technische dienst
voor de bouwmarkt
d.d. 19-03-04

DURA BOUW B.V. AMSTERDAM
SPANDELAAT- en WERK- en VERBODEN
POSTEER- en VERBODEN
TELEFONUMMER: 020 610 1111

voor de staalkonstruktie zie
tekeningen konstruktieur S1, S3,
S4, S6, S7, S9, S10, S11 en S13.

voor renvoor zie blad J1102

DURA BOUW B.V.
Overslagweg 68 - 3041 CL Rotterdam
Postbus 1001 - 3000 BE Rotterdam

inbo architectenburo
Opdrachtgever: DURA BOUW bv Rotterdam
Project: Bedrijfsverzamegebouw Hoofddorp
Onderswerp: te Verdieping gebouw B

Projectarchitect: Atlas
Ontwerper: J1103
Projectleider: J1105
Getekend: J1105

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ACQUEDOTTI

