



## Project Information

Tupolevlaan 41 - 63

Tupolevlaan 41 - 63  
Schiphol-Rijk

To let

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## **Office space at RichPort Park in Schiphol-Rijk**

### **Tupolevlaan 41 – 63, Schiphol-Rijk**

#### **Project description**

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Independent office wings of respectively approx. 454 sq m located on the 1<sup>st</sup> floor and approx. 304 sq m on the 5<sup>th</sup> floor (penthouse) of a modern designed building with a total surface area of approx. 5,600 sq m, equipped with a representative entrance with reception. On each floor there is a shared pantry facility, with sitting area, for the users of that floor.

The building is located at RichPort Park Schiphol-Rijk, an office park in a very well-kept environment with spacious water features and associated planting. There are two hotels in the park, including the Radisson Blu hotel with various meeting facilities and a bar/restaurant. The hotels have shuttle bus services to and from Schiphol Airport. The company CompaNanny also has a branch with a nursery and after-school care (compananny.nl). RichPort Park has a park management organization. Characteristic of this is a coordinated, joint use of all facilities on a business park. Services such as the maintenance of public and private land, green and water facilities and security are provided by the park management.

#### **Location**

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The business park is located close to the exit of the A44/A4/A5 highway to Amsterdam, Haarlem, The Hague and Rotterdam and the N201. The location is also easily accessible from the A9 highway and Amstelveen. Schiphol Airport and the train station of Hoofddorp are only a few minutes away by car or public transport. Public transport to and from RichPort Park Schiphol-Rijk is operated by Connexxion and R-Net. At the entrance of de park (Fokkerweg/Kruisweg crossing), within close proximity to the offices situates the "junction Schiphol Zuid" where the busses have a frequency of every 7 minutes during rush hour, and every 15 minutes outside of rush hour. With the Connexxion circle line 180/181, the R-Net bus line 340 and the regular bus line the entire region of Schiphol, Amsterdam and Hoofddorp is reachable. For detailed information, go to [connexxion.nl](http://connexxion.nl).

#### **Surface area**

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The following surface area is available:

1<sup>st</sup> floor: approx. 454 sq m (complete left wing);

5<sup>th</sup> floor: approx. 304 sq m (complete left wing, penthouse).

#### **Parking**

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With the office space offered, the parking norm is 1 parking place per approx. 35 sq m rented office space, which can be called a very generous parking standard. The parking places are located on the parking deck and in the underground parking garage. Visitors can park on the parking deck. Charging stations for electric cars are available.

## State of delivery

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The building/office space features include:

- representative entrance with reception;
- elevators;
- mechanical ventilation by means of top cooling;
- shared toilet facilities per floor;
- suspended ceiling with built-in light fixtures;
- cable ducts for data and electricity cabling;
- wifi access point.

The office space on the 1<sup>st</sup> floor will be delivered in neat, shell condition.

The office space on the 5<sup>th</sup> floor will be delivered in a turn-key condition, carpeted and an existing layout.

The building is provided with energy label A+.

## Rental price

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The rental price for the office space on the 1<sup>st</sup> floor is € 140 per sq m per year.

The rental price for the office space on the 5<sup>th</sup> floor is € 155 per sq m per year.

Both rental prices are excluding VAT and service charges.

The rental price for the parking spaces is € 900 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 purposes giving rise to VAT deductions, so that taxed rent may be opted for.

## Service charges

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The service charges are € 60 per sq m per year excluding VAT as an advance payment with a yearly settlement based on actual cost.

## Acceptance

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To be agreed upon, at short notice.

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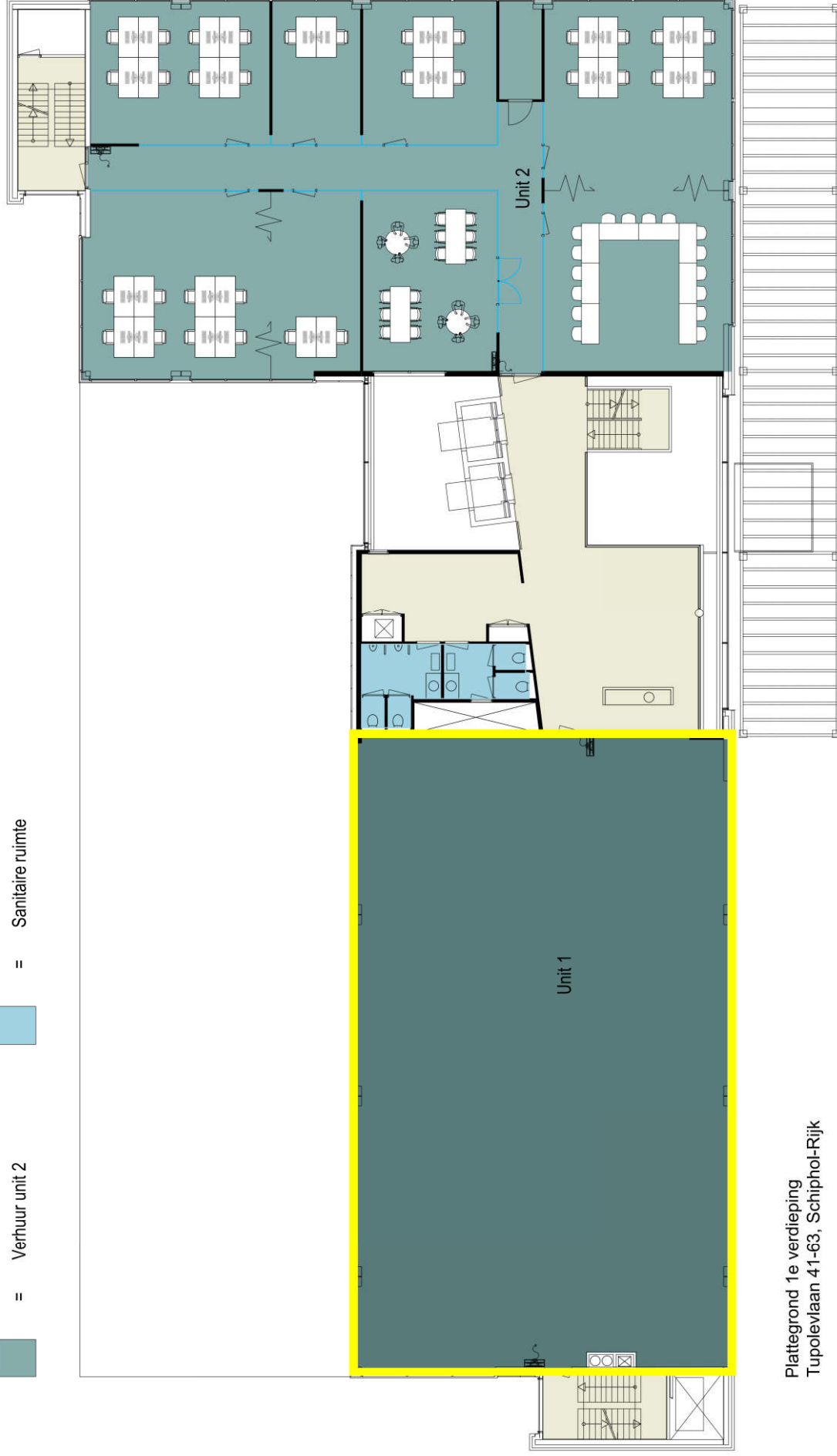


## Penthouse







# Renvooi

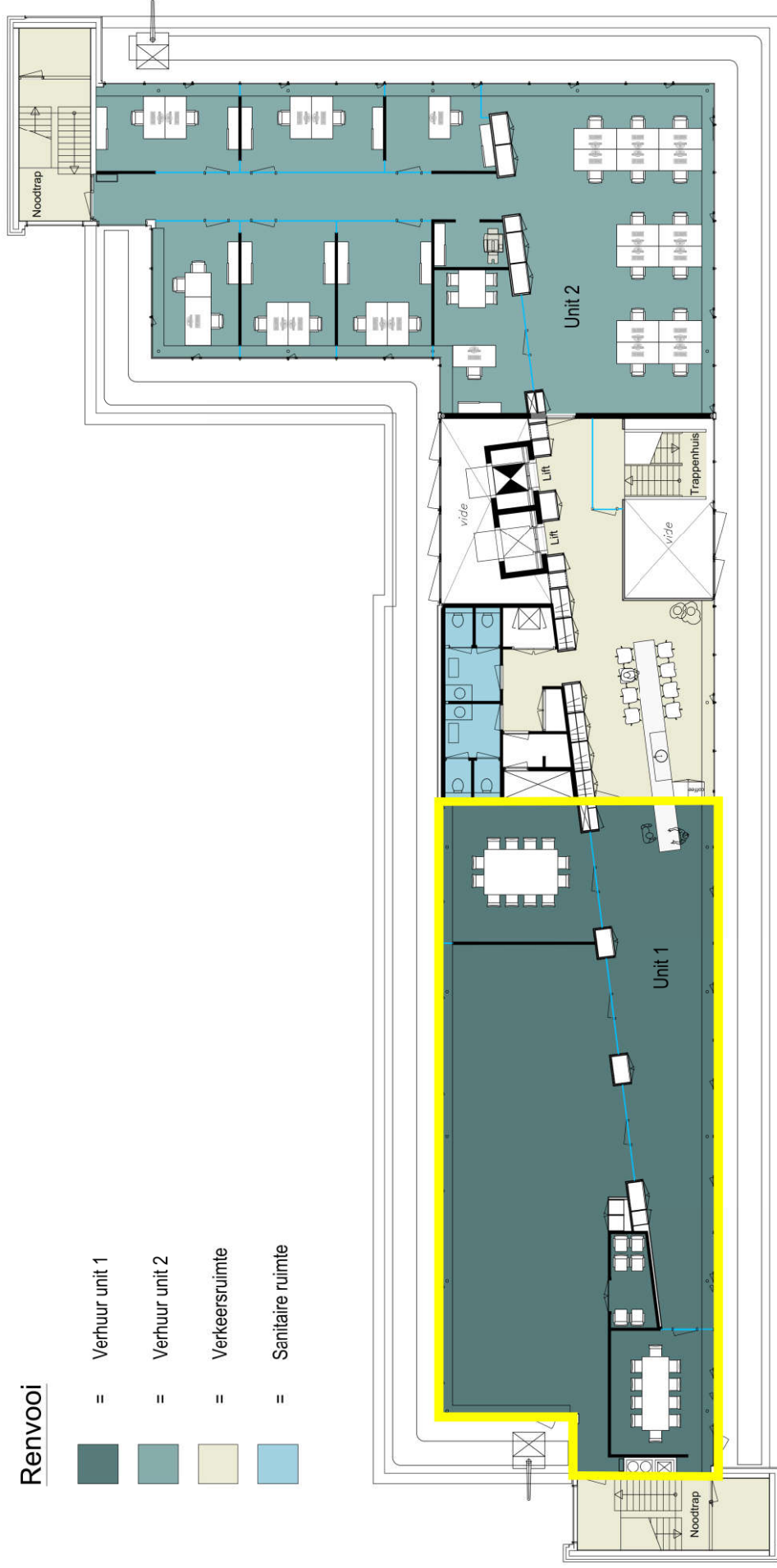
-  = Verhuur unit 1
-  = Verkeersruimte
-  = Verhuur unit 2
-  = Sanitaire ruimte



Plattegrond 1e verdieping  
Tupolevlaan 41-63, Schiphol-Rijk

## Renvooi

-  = Verhuur unit 1
-  = Verhuur unit 2
-  = Verkeersruimte
-  = Sanitaire ruimte



Plattegrond 5e verdieping  
Tupolevlaan 41-63, Schiphol-Rijk