



Project Information

Capronilaan

Capronilaan 28 and 34
Schiphol-Rijk

To let

Warehouse/office space at Schiphol-Rijk

Capronilaan 28 and 34, Schiphol-Rijk

Project description

Two connected warehouse/office units (from approx. 800 sq m) with a total of approx. 1,600 sq m, provided with loading docks and overhead doors. The units can be rented out separately or combined. The units are part of a small-scale complex with several units, a modern look and spacious parking area.

The complex is situated at Business Park Oude Meer, South of Schiphol Airport and the maintenance of public areas are partly managed by a park management organization.

More information can be found on pmoudemeer.nl

The area is situated adjacent to RichPort Park where two hotels are situated, including the Radisson Blu, which includes several meeting facilities and a bar/restaurant. Furthermore, Compananny is located nearby, which provides a nursery and day-care facility outside of school hours (compananny.nl).

Location

The business park is located at the foot of the exit of the A4/A44/A5 motorway towards Amsterdam, Haarlem, The Hague and Rotterdam on the N201. In addition, the location is easily accessible from the A9 and from Amstelveen. Schiphol Airport and Hoofddorp railway station are reachable within a few minutes by car and public transport.

Public transport to and from RichPort Park Schiphol-Rijk is provided by Connexxion and R-Net. At the entrance of the park (Fokkerweg/Kruisweg intersection), a stone's throw from the offices, is "Knooppunt Schiphol Zuid" where a bus stops every 7 minutes during rush hour and every 15 minutes after rush hour, namely Connexxion Cirkellijn 180/181 and R-Net bus line 340 and from where the entire Schiphol, Amsterdam and Hoofddorp region can be reached via (partly) autonomous bus lanes. Further information can be found on connexxion.nl.

Surface area

	Capronilaan 28	Capronilaan 34
Warehouse	approx. 589 sq m	approx. 609 sq m
Office space	approx. 202 sq m	approx. 216 sq m
Parking places	11	14

Parking

The mentioned parking places are situated on private ground around the complex.

State of delivery

The building is among others provided with:

Warehouse:

- gasheaters;
- loading dock at the front (1 per unit);
- overhead door, at the back (1 per unit);
- clear height approx. 6,20 m;
- coated concrete floor, max. floor load approx. 2,500 kg/sq m;
- LED lighting.

Office space:

- suspended ceiling with LED lighting;
- pantry;
- windows that can be opened;
- heating by meaning of radiators;
- sanitary facilities;
- room layout on the ground floor and 1st floor;
- airco units.

The office space is provided with energy label A+++++.

Rental price

The rental price is:

Capronilaan 28: € 91,000 per year;

Capronilaan 34: € 95,000 per year;

The above mentioned prices are excluding VAT and service charges, including parking places.

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

The service charges are € 10 per sq m per year (warehouse and office space) excluding VAT as an advanced payment with a yearly settlement based on actual cost. Lessee has its own connections for the use of gas, water and electricity.

The lessor has realized solar panel installations on the roof, whereby the tenant is obliged to rent the installation/solar panels from the lessor. The proceeds and any feed-in fees arising from the installation will be paid to the tenant. The annual rent for the installation will be € 7,000 per unit and is based on a 48 kWp PV installation. This will generate approx. 39,000 kWh per year.

Acceptance

Around June 2026, possibly earlier in consultation.

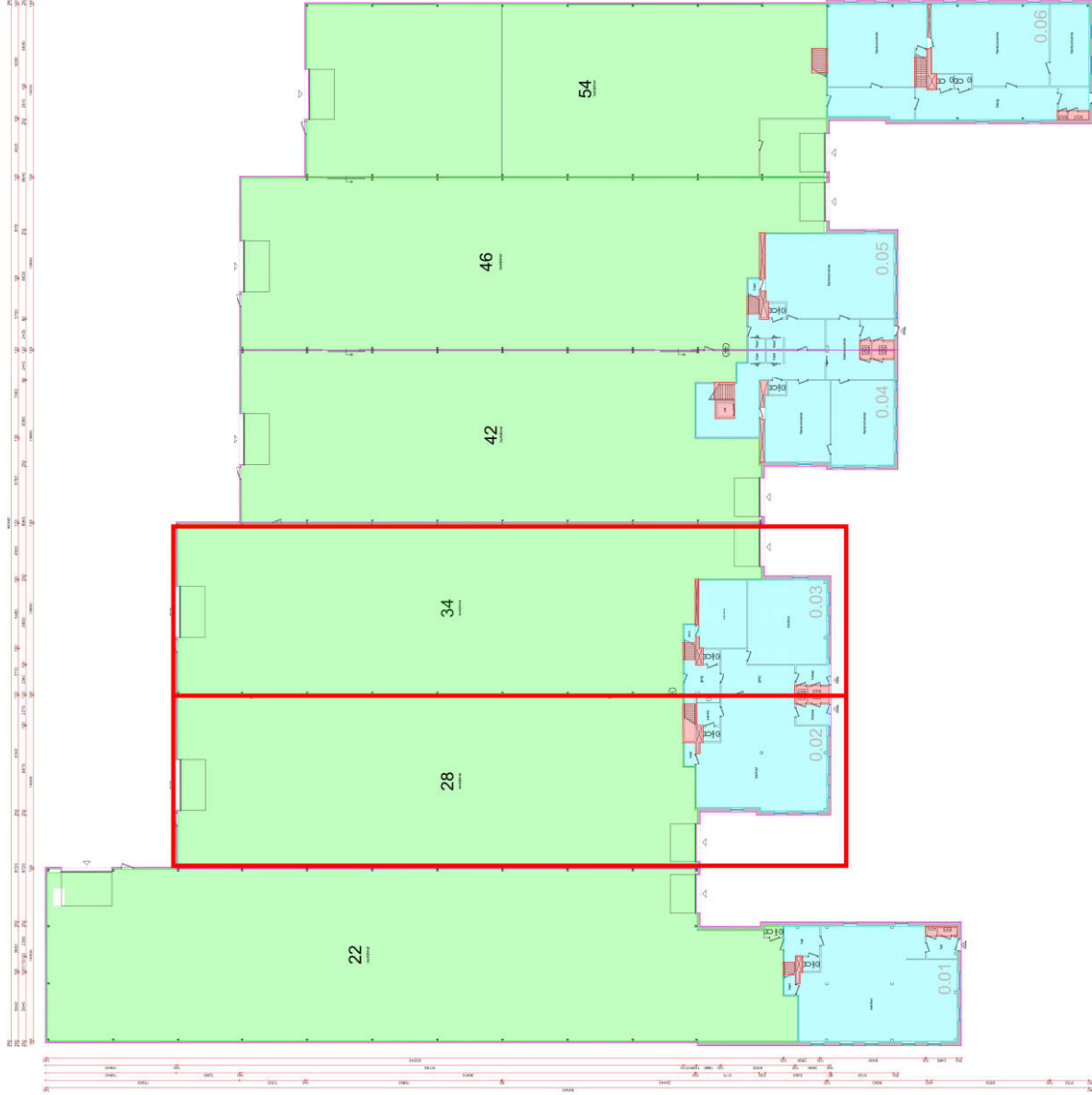
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Capronilaan 22-54 te Schiphol



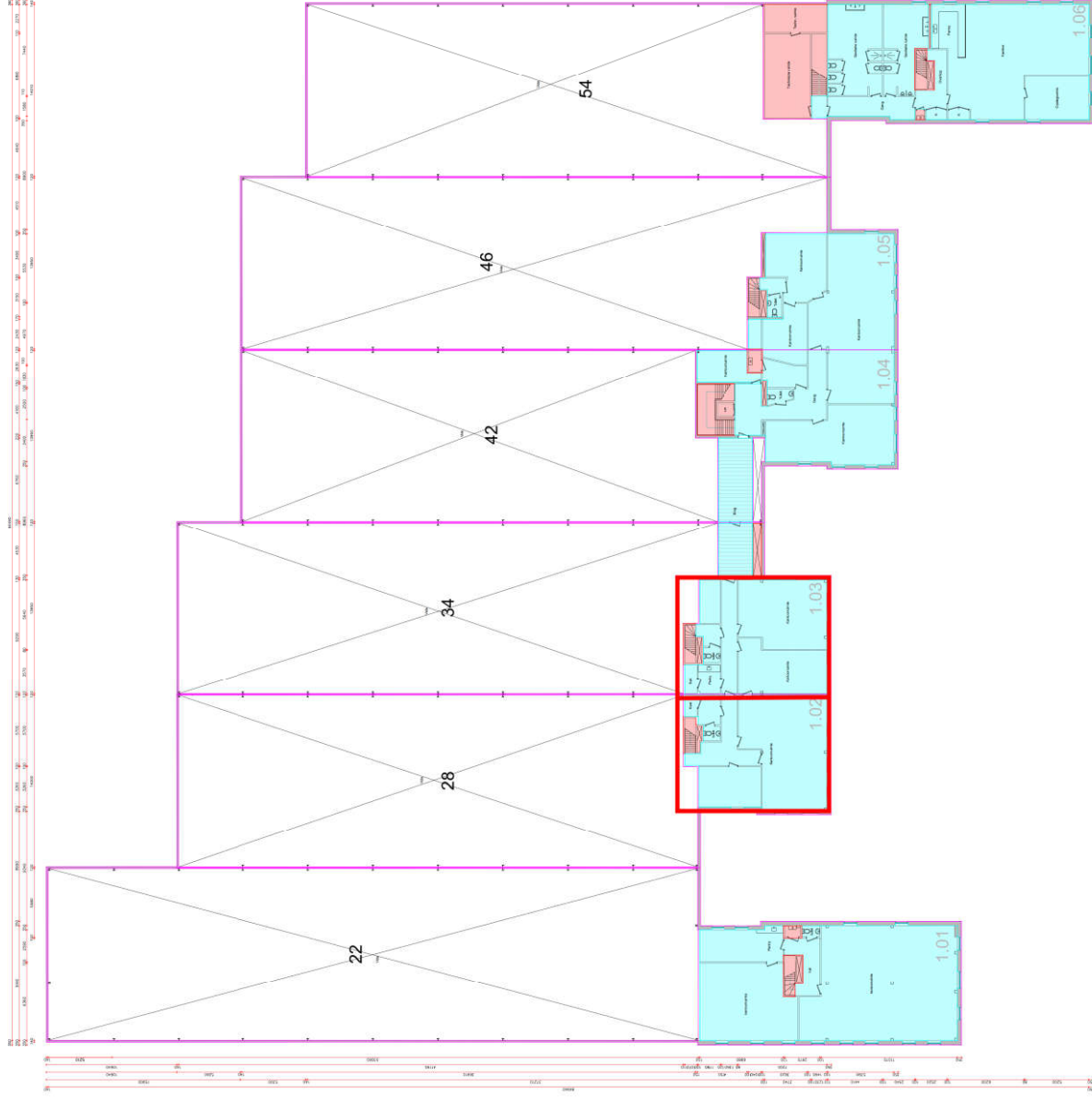
Renvooi

	Bedrijfshal
	Kantoorruimte
	Uitgesloten van VVO
	Druipende wanden (bepaald op basis van de dikte van de wand)
	Lichte afschijdingswanden (bepaald op basis van de dikte van de wand)

OMSCHRIJVING	OPDRACHTGEVER	ONDERWERP	TEKENAAR	SCHAAL	FORMAAT	DATUM	MEETCERTIFICAAT
Uitwerking BIVD en VVD complex, Capornilaan 22-54 te Schiphol	Cromwell Property Group	Begane grond	JF	1:200	A3	22-8-2017	A

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Capronilaan 22-54 te Schiphol
1e verdieping



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OMSCHRIJVING	Uitvering BVO en VVO complex, Capronilaan 22-54 te Schiphol
OPMACHTOGVER	Comwell Property Group
ONDERWESP	1e verdieping
TEKENAAR	JF
SCHAAL	1:200
FORMAAT	A3
DATUM	22-8-2017
MEETCERTIFICAAT	A

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