



Project Information

Hoofdweg 706

Hoofdweg 706
Hoofddorp

To let

Multifunctional (office-/practice) space in the Centre of Hoofddorp

Hoofdweg 706, Hoofddorp

Project description

Multifunctional (office-/practice) space of approx. 355 sq m located on the ground floor of a small-scale office- and residential complex on the edge of the main shopping center Vier Meren. The space is in a neat and representative condition and has a modern interior with carpeting (partly PVC), a layout with office- and meeting rooms and a modern pantry. Due to the location on the ground floor, the space is very suitable for a user with a walk-in function, such as a GP practice or consultancy office, which fits within the "Center" zoning plan.

Location

Located on the edge of the center of Hoofddorp, with shops, restaurants and supermarkets in the immediate vicinity. The office space is easily accessible, both by public transport and car. Via the entrances/exits of the A4/A44 motorway (Amsterdam - The Hague - Rotterdam) and the A5 (Haarlem), the Hoofdweg can be reached in approximately five minutes by car. The property is accessible by public transport with bus lines 340 and 341 which stop in the Center, within walking distance of the building.

Surface area

The available space is situated on the ground floor and is approx. 355 sq m.

Parking

The space includes 4 private parking spaces, located in the rear parking lot.

State of delivery

The building/the office features include:

- suspended ceiling with lighting fixtures, partly built-in spotlights and partly pendant lamps;
- air conditioning in the office and meeting rooms;
- heat curtain at both entrance doors;
- data cabling;
- carpeting (partly PVC);
- pantry;
- server room;
- sanitary facilities.

The building is provided with energy label A+++.

The current tenant has various/multiple items such as lunch- and desks with chairs available for takeover. Further agreements can be made about this with the current tenant.

Rental price

The rental price for the office is € 190 per sq m per year, excluding VAT and service charges. The rental price for the parking places is € 1,200 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 right to VAT deductions, so that taxed rent may be opted for.

Service charges

The service charges are € 100 per month excluding VAT based on at advance payment with a yearly settlement. Lessee has its own connections for the use of gas, water and electricity.

Acceptance

Immediately.

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