



Project Information

Breguetlaan

Breguetlaan 24 - 30
Oude Meer

To let

Office/warehouse at Business park Sky Park in Oude Meer

Breguetlaan 24 - 30, Oude Meer

Project description

In this very representative pavilion approx. 1,000 sq m is available on the left side divided over the ground floor (approx. 500 sq m) and the 1st floor (approx. 500 sq m). These spaces can be offered separately or together. The ground floor has an overhead door and is very suitable as warehouse space, whether or not in combination with office space. The 1st floor has a patio. The pavilion is located at Sky Park Business Park, directly on HHAHHA along the runway on the east side of Schiphol Airport. The park consists of several detached office- and combined pavilions, which are built in the same style.

Location

The building is located along the Fokkerweg N232, near the Waterwolftunnel N201 to Aalsmeer. It's approximately a 5-minute drive, by car, to the entrance / exit of the Highway A9 Amstelveen Schiphol Oost and the exit Hoofddorp of the A4 / A44 and A5 motorway making Schiphol Airport accessible in about 10 minutes. Within walking distance of the pavilion is a bus stop of bus line 180/181 (Circle line Schiphol) of which a bus leaves every 7 minutes during rush hour and every 15 minutes after rush hour, Schiphol Airport junction can therefore be reached by public transport within about 30 minutes.

Surface area

The available space is located on the left side of the building and consists of:

ground floor	: approx. 490 sq m warehouse/office space	- Unit 2A
1 st floor	: approx. 510 sq m office space	- Unit 3A

Parking

To the available space belong 13 parking places, located on private ground.

State of delivery

The building has a modern, representative shared entrance with a spacious open staircase to the first floor. Both the ground floor and 1st floor will be finished from a shell condition in consultation with the tenant and are/will be equipped with:

- electrically operated overhead door in the warehouse;
- mechanical ventilation with air conditioning;
- cable ducts;
- sanitary facilities;
- windows to be opened.

If desired, the space can be equipped with:

- room layout;
- kitchen;
- floor coverings;
- suspended ceilings with LED lighting fixtures.

The building is provided with energy label A++++ and will be equipped with a sustainable VRF system. An advanced heat pump system is used in which cooling (air conditioning) and heating can be done simultaneously by means of control per office space. Solar panels are installed to compensate the energy demand of the heat pump.

The heat pump system meets the highest sustainability standards with a maximum energy label and, in combination with the heat recovery applied for ventilation and cooling, provides high comfort with low energy consumption.

Rental price

The rental price is € 145 per sq m per year excluding VAT and service charges.

The rental price for the parking places is € 850 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 € 20 per sq m per year excluding VAT as an advanced payment with a yearly settlement based on actual cost.

Acceptance

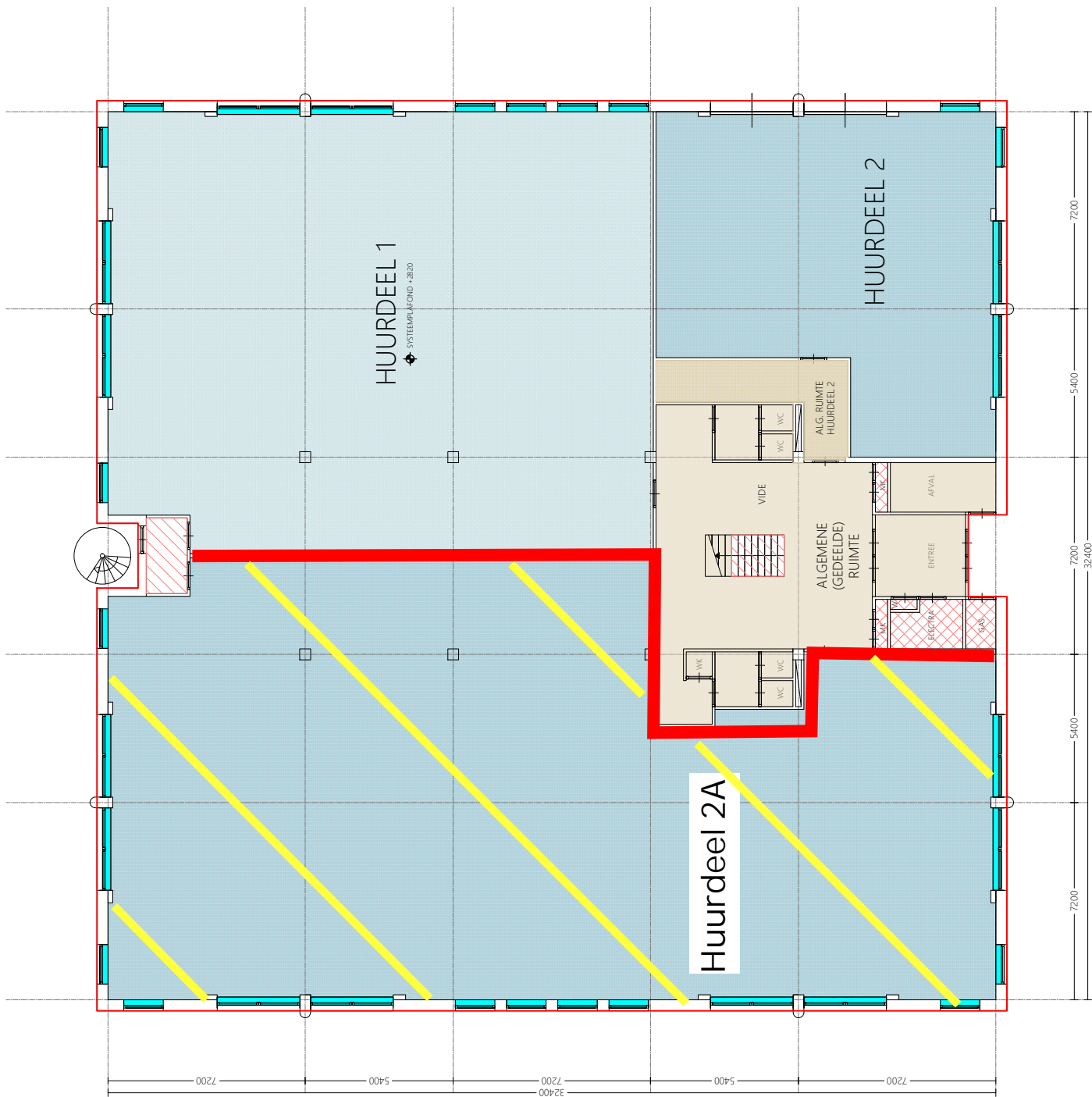
To be agreed upon, on short notice.

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.









Huurdeel 2A

Huurdeel 1
 ↳ SISTEMPLAFOND +8:20

Huurdeel 2

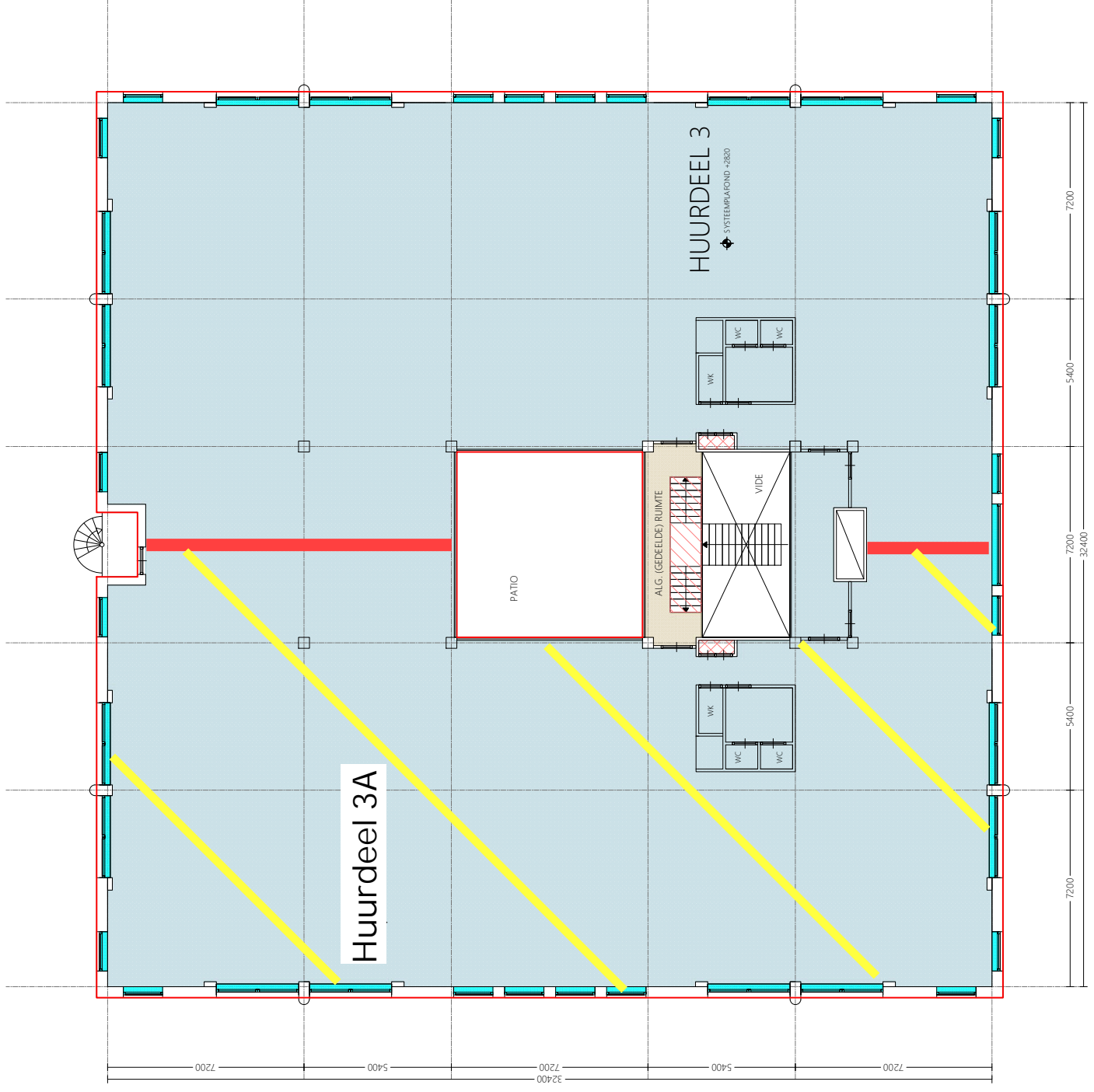
- renvoor:
- bestaande indeling
 - meetlijn bruto vloeroppervlakte
 - gemeten plafond hoogte
 - vides > 4m²
 - verticaal verkeer
 - installatieruimte
 - stahoogte lager dan 1,5m
 - glaslijncorrectie
 - algemene (gedeelde) ruimte
 - verhuurbaar oppervlak huurdeel

METAVAST
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object: Begijnlan 24-30 Oude Meer
 datum get.: 05-02-2020
 schaal: 1:150 / A3

bovzblz





Huurdeel 3A

HUURDEEL 3
SYSTEMPLAFOND +280

PATIO

ALG. (GEDELDE) RUIMTE

VIDE

WK

WC

WK

WC

WC

WC

WK

WC

WC

WC

renovooi

- bestaande indeling
- meetlijn bruto vloeroppervlakte
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