



## Project Information

## Singaporestraat

Singaporestraat 66 - 80  
Lijnden

To let

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## **Showroom/office space at Airport Business Park in Lijnden**

### **Singaporestraat 66 – 80, Lijnden**

#### **Project description**

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Approx. 780 sq m showroom/office space on the 3<sup>rd</sup> (top) floor of a strikingly designed building. It is one of the most energy-efficient buildings in Lijnden. With the realization of geothermal energy/cooling, a heat pump, solar panels and charging stations, the building has an energy label A++++. The building has an excellent parking standard and charging stations with 40 charging points.

Of the total area of approx. 4,000 sq m, the 3<sup>rd</sup> and top floor is the most special: industrial ceilings, a part with a vaulted roof and large window area, etc. A tenant can turn this into a spectacular and special space.

At the ABPL business park, a lot of care is paid to the green maintenance and security of the park. The quality and safety at the park are therefore the basic elements for a pleasant working environment and a good business appearance. The Park Manager is responsible for the management of the matters that take place at the park, who takes care of communication with the authorities of the government, is responsible for safety at the park and all other matters related to high efficiency and quality. The KVO quality mark that has been granted to the park is the guarantee of this.

#### **Location**

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The building is located at the Airport Business Park Lijnden and is characterized by the high quality of commercial buildings and the (inter)national companies that are located here. The area is very representative, which is why various clothing companies (wholesalers) have established themselves here.

The business park is located near the entrance/exit of the A9 and A5 motorways. The area is very centrally located and easily accessible via the A9 and A5. Schiphol Airport is only 10 minutes away. The city center of Amsterdam and the Port of Amsterdam can be reached within 15 minutes.

A bus stop (line 194) is located within walking distance, from where Schiphol Centre can be reached within 15 to 20 minutes.

#### **Surface area**

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Currently a total of approximately 779 sq m is available, situated on the 3<sup>rd</sup> floor, divided as follows:

- approx. 561 sq m;
- approx. 218 sq m.

Partial letting is possible from approx. 500 sq m.

## Parking

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The building has a parking norm of 1 place per approx. 35 sq m rented office space. There are 40 charging points available (22 kWh per charging point). In consultation, the capacity for charging points can be expanded.

## State of delivery

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The building is surrounded by a spacious and fenced parking lot. The spacious entrance with loft and the other common areas are furnished with high-quality materials. An eye-catching spiral staircase has been realized that is accessed via the upper floors.

Furthermore, the building/the office space offered features include:

- elevator;
- a new climate system with peak cooling;
- renovated toilet groups;
- smoothly finished floors;
- industrial ceiling with sound-absorbing finish;
- LED lighting;
- 2 new pantries;
- windows that can be opened;
- cable ducts.

In consultation with lessor, a turn-key delivery according to the tenant's wishes is possible. The building is provided with energy label A++++.

## Rental price

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The rental price for the showroom/office space is € 185 per sq m per year excluding VAT and service charges.

The rental price for the parking places is € 750 per place per year excluding VAT.

A surcharge of € 450 per place per year applies for places with a charging point.

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

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The service charges are € 48 per sq m per year excluding VAT based on at advance payment with a yearly settlement.

## Acceptance

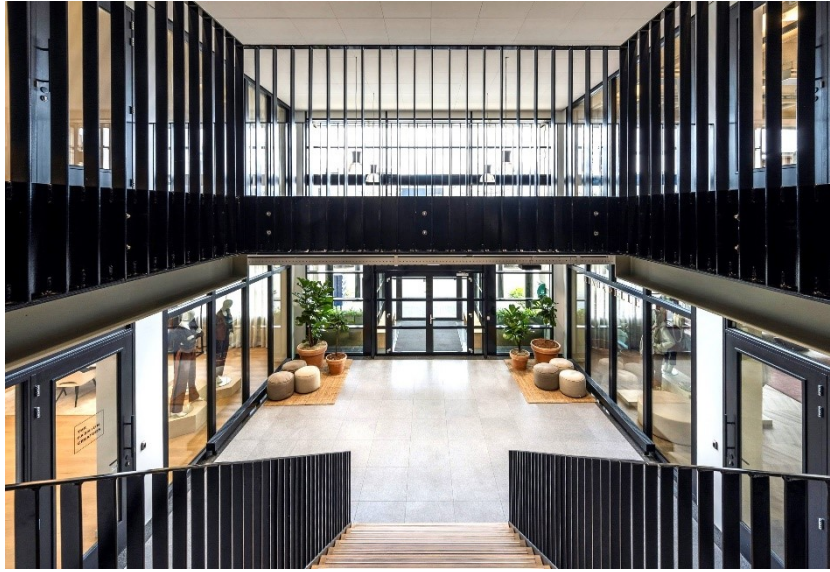
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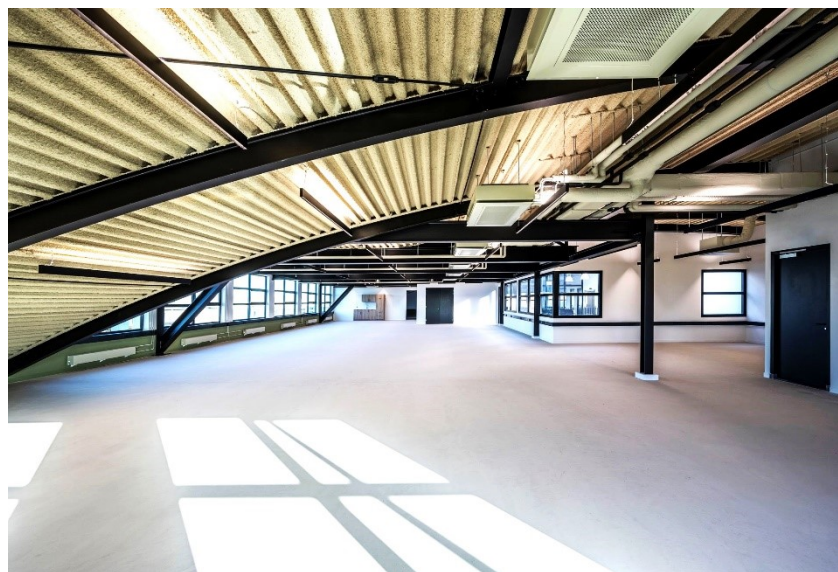
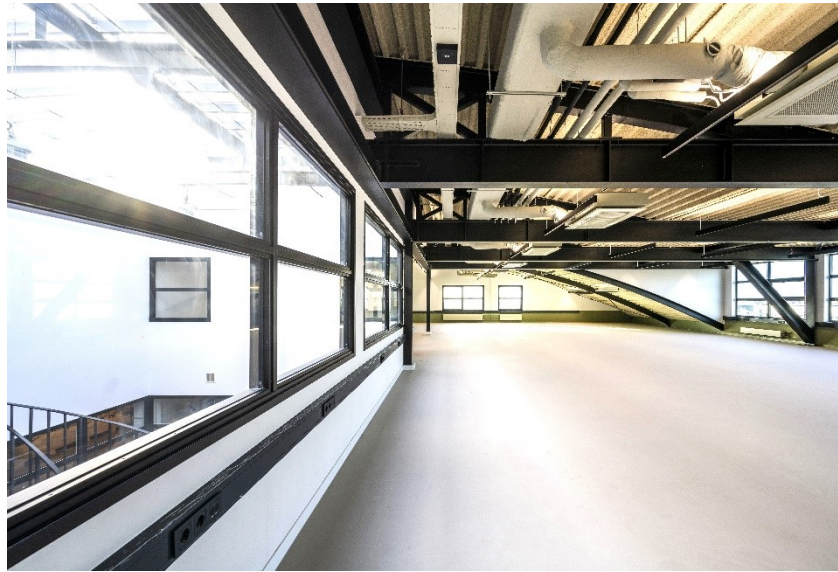
Immediate.

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Singaporestraat 66-80 - Lijnden  
Derde Verdieping

