



Project Information

Konnetlaantje

Konnetlaantje 38
Rijsenhout

To let

Warehouse space in Rijsehout

Konnetlaantje 38, Rijsehout

Project description

Warehouse space of approx. 345 sq m as a part of a small-scale complex with ample room for loading/unloading, an electrically operated overhead door, a separate pedestrian entrance and 3-phase power. There is a portacabin in the unit with a pantry and toilet. In front of the building are 3 parking places available on private ground. The complex is situated at a short distance of the A4 highway exit. The warehouse space is **not rented out for trade in or work on cars**.

Location

The business park is situated at 2 car minutes away from the entrance/exit of the A4 highway. This new entrance/exit ensures excellent access to Rijsehout and makes it a central location regarding Schiphol Airport. The surrounding towns of Hoofddorp, Nieuw-Vennep and Aalsmeer are quickly and easily accessible as well. The nearest bus stop has a direct connection to the NS train station in Hoofddorp.

Surface area

The total surface area comprises approx. 345 sq m.

Parking

There are 3 parking places available in front of the building on private ground. Visitors can park in the direct vicinity.

State of delivery

The warehouse space features include:

- separate pedestrian entrance;
- smooth finish coated concrete floor;
- floor load of approx. 1,500 kg/sq m;
- clear height of approx. 6,00 m;
- several sky lights;
- fluorescent lighting;
- gas heater;
- 3-phase power connection;
- electrically operated overhead door (4.20 m);
- fiberglass connection;

as well as a portocabin with a pantry and toilet.

Rental price

The rental price is € 29,325 per year, excluding VAT and service charges.

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 € 350 per quarter, excluding VAT, as an advanced payment and a yearly settlement based on actual cost, including/covering:

- maintenance overhead door and heater;
- cleaning of outside windows;
- insurance premium exterior glass;
- cleaning of outside area and garden maintenance;
- (periodical) cleaning and draining of gutters and drain pipes;

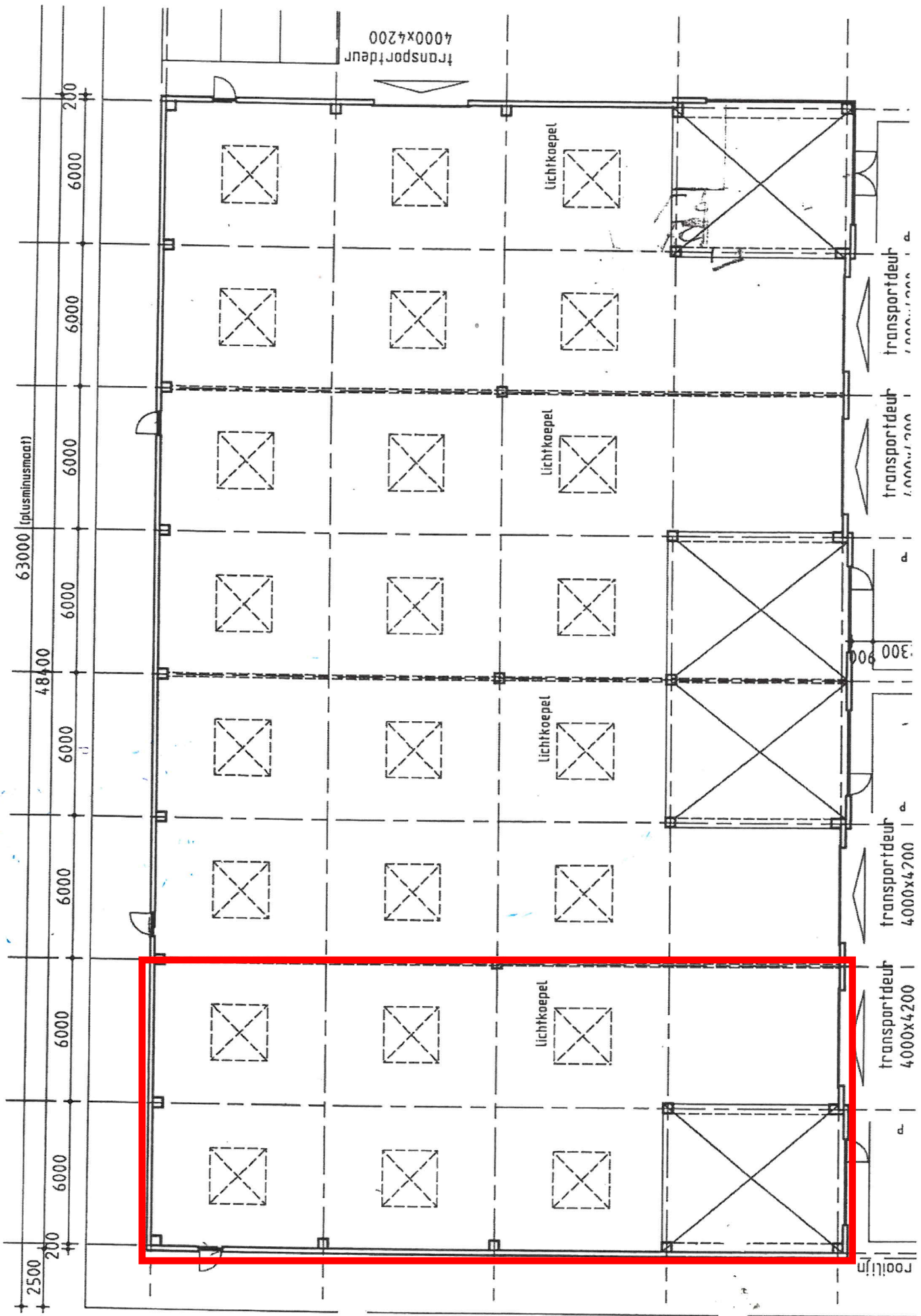
Lessee has its own gas, water, electricity and fiberglass connections; these are not included in the service charges.

Acceptance

Immediately.

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