



## Project Information

Jadelaan

Jadelaan 119  
Hoofddorp

To let

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## **Office unit at business park Graan voor Visch in Hoofddorp**

### **Jadelaan 119, Hoofddorp**

#### **Project description**

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Approx. 105 sq m turn-key office space situated on the ground floor. The unit is part of a small-scale complex, consisting of various warehouse-/office units.

The unit is situated on business park Graan voor Visch at the Hoofddorp Ringweg (by-pass). The bus stop at the Hoofdweg lies at approx. 5 minutes walking distance and the shopping mall lies at approx. 7 minutes by car. The business park has a great variety of users, including logistics, car companies and wholesale trade, as well as, for instance, offices, schools and some residential functions.

#### **Location**

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Business park Graan voor Visch offers excellent access from major roads A4/A44/A5 (Amsterdam – Den Haag – Rotterdam). The shopping centre of Hoofddorp lies at a short distance. The proximity of NS train station Hoofddorp ensures great access by train and nearly every bus that comes through the station. The "Zuidtangent" express bus also has two stops on the edge of the business park. This high speed (mostly dedicated bus lane) service connects Haarlem (via Schiphol) to Amsterdam-Zuidoost (line 300) and Nieuw-Vennep to Schiphol Airport and Amsterdam-Zuid WTC (line 310) and guarantees perfect access via public transport. The available unit lies at a 5-minute walking distance from a bus stop. For further information about the Zuidtangent, go to [connexxion.nl](http://connexxion.nl).

#### **Surface area**

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On the ground floor approx. 105 sq m office space available.

#### **State of delivery**

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The office space features include:

- windows that open;
- shared toilet;
- suspended ceiling with LED lighting;
- carpeting (laminated floor);
- heating by means of radiators;
- pantry.

The office unit is provided with energy label B.

## Parking

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There is 1 reserved parking place available on private ground.

## Rental price

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The **all-inclusive** rent for the office unit **including** 1 parking place and service charges is € 19,200 per year. VAT is not applicable.

## Service charges

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Not applicable, the rental price is all-inclusive.

## Acceptance

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Immediately.

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