



Projectinformation

Jacobus Spijkerdreef

Jacobus Spijkerdreef 218
Hoofddorp

For sale

Leased warehouse unit on business park De President in Hoofddorp

Jacobus Spijkerdreef 218, Hoofddorp

Project description

A modern (currently still leased) warehouse unit, situated on business park De President with a surface area of approx. 207 sq m divided over the ground floor and first floor. The unit is situated at the corner of the complex and has several windows, so there is a lot of day light.

To the unit belong 2 parking places on the common parking area.

The unit is leased until 31 March 2026. Both lessee and lessor can terminate the lease agreement with a notice period of 6 months.

Location

The business park De President is easily accessible from the highway A4/A44/A5 (Amsterdam-Den Haag – Rotterdam). The shopping centre of Hoofddorp is in a short distance. The area is, given its location and the adjacency of the railway station of Hoofddorp, also easily accessible by train and by almost all buses with a stop at the railway station.

On the edge of the business park are two bus stops of the Zuidtangent, the super-fast bus connection between Haarlem, Schiphol to Amsterdam Zuidoost (bus line 300) and between Nieuw-Vennep and Schiphol to Amsterdam Zuid WTC (bus line 310). You will find further information on the website www.connexxion.nl.

Surface area

The total surface area of the unit is approx. 207 sq m, divided over the ground floor and first floor.

Parking

To the unit belong 2 parking places on the common parking area.

State of delivery

The warehouse unit is among others divided with:

- persons entrance;
- free height approx. 4.00 m.
- floor load approx. 1.000 kg/sq m;
- overhead door;
- stairway to the first floor;
- heating by means of radiators;

- suspended ceiling with built-in light fittings;
- toilet with shower;
- pantry;
- air conditioning units.

The office space is provided with energy label A.

The object will be delivered in its current state, "as is where is".

The buyer accepts the property in all respects on the basis of the "as is, where is" principle, which includes the structural, legal, environmental, technical and factual condition of the property, and the buyer has no claim whatsoever against the seller with regard to this condition of the property. In addition to the above, the seller does not provide any guarantee and accepts no liability regarding what it communicates with regard to the correctness of the property, or of which it is not communicated.

Purchase price / conditions

The asking price is € 419,000 costs for buyers' account.

1. Security: a deposit of 10% of the purchase price to be paid after signing the purchase agreement.
2. This transaction is exempt from VAT.
3. Notary: at the buyer's choice.
4. Easements, qualitative clauses and/or particulars as stated in the title deed. This is available on request.
5. Common parts: as stated in the deed of establishment of "mandeligheid", available on request.

Zoning

The complex falls under the zoning plan Hoofddorp De President 1st revision.

In accordance with the current zoning plan, single zoning 'Business Park' up to and including category 4.2. The zoning plan and rules are available on request.

Lease

The property has been leased since 1 April 2017. The rental income amounts to € 5,080 per quarter, plus VAT.

As per 31 March 2026, both parties can terminate the rental agreement with a notice period of 6 months (ultimately on 30 September 2025).

Cadastral information

Municipality: Haarlemmermeer
Section: AL
Number: 1848
Size: 151 sq m

Owners association

Association for maintenance, repairs and management of the De President Business Park (€ 225 per quarter, plus VAT).

Acceptance

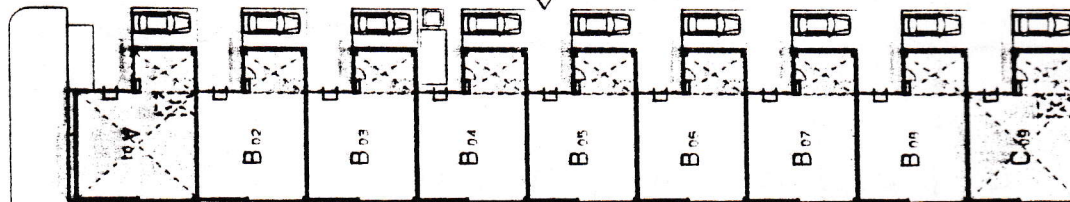
In consultation.

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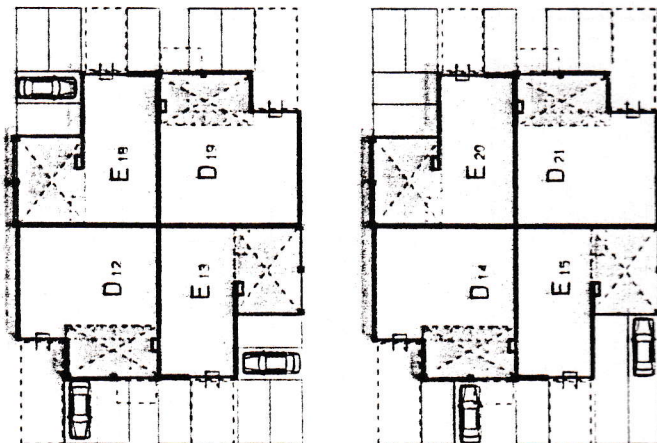




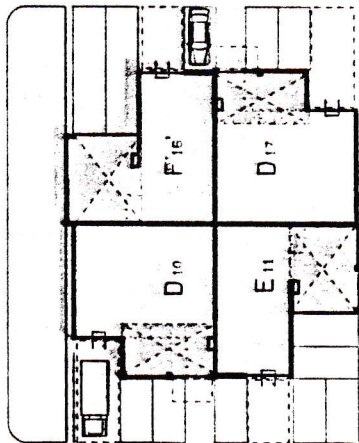
Aanzicht 5



Aanzicht 3

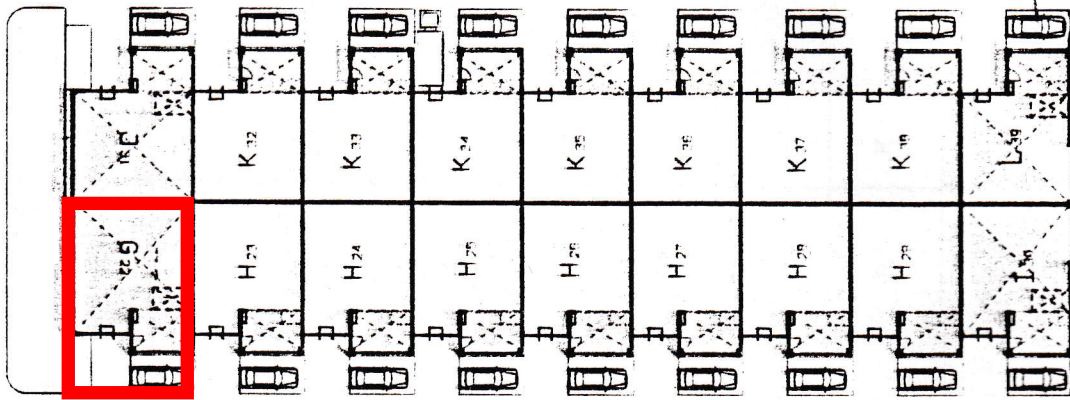


Aanzicht 4



Jacobus Spijkerdreef

Aanzicht 1



Aanzicht 2



Fase 1



Fase 2

