



Projectinformation

Parellaan

Parellaan 32
Hoofddorp

To let

Warehouse/office unit at business park Graan voor Visch in Hoofddorp

Parellaan 32, Hoofddorp

Project description

Combined modern warehouse unit of approx. 230 sq m warehouse and approx. 112 sq m office space, situated on a prime location on business park Graan voor Visch at the ring road of Hoofddorp. The unit is provided with an overhead door and 3 parking places at the front of the building. The business area has many different type of users such as logistic, car-related and wholesale trade, but also offices, schools and some residential functions.

Location

The business area Graan voor Visch can be reached easily from the highways A4/A44/A5 (Amsterdam-The Hague-Rotterdam). The main shopping centre of Hoofddorp is located in a short distance. The area is, given the vicinity of the railway station and bus stops, also easy to reach by train and almost with every bus line running through the station. At the edge of the area there are two stops of R-net, the super-fast bus connection between Haarlem via Schiphol and Amsterdam-Zuidoost (line 300) and between Nieuw-Vennep via Schiphol to Amsterdam Zuid WTC (line 310).

Surface area

The total surface area is approx. 342 sq m, divided as follows:
warehouse: approx. 230 sq m;
office space: approx. 112 sq m, divided over de ground floor and 1st floor.

Parking

To the unit belong 3 parking places situated on private ground.

State of delivery

The warehouse is among others provided with:

- electrically operable overhead door;
- power current;
- skylight;
- lighting;
- gas heater;
- free height approx. 6,00 m;

→ floor load 2,500 kg/sq m.

The office space is among others provided with:

- suspended ceilings with build in light fittings;
- central heating by means of radiators;
- windows that can be opened;
- toilet;
- fire extinguisher;
- pantry.

De unit is provided with energy label C.

Rental price

The rental price is € 110 per sq m 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 right to VAT deductions, so that taxed rent may be opted for.

Service charges

The service charges are € 5 per sq m per year excluding VAT as an advanced payment with a settlement based on actual cost.

Lessee has its own connections for the use of gas, water and electricity.

Acceptance

Immediately.

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