



Project Information

Capronilaan

Capronilaan 22
Schiphol-Rijk

To let

Warehouse/office space at Schiphol-Rijk / Oude Meer

Capronilaan 22, Schiphol-Rijk

Project description

A warehouse/office space, total approx. 1.129 sq m, provided with loading dock and overhead door, part of a small-scale complex with several units, a modern look and spacious parking area. The complex is situated at Business Park Oude Meer, South of Schiphol Airport and the maintenance of public areas are partly managed by a park management organization. More information can be found on pmoudemeer.nl

The area is situated adjacent to RichPort Park where two hotels are situated, including the Radisson Blu, which includes several meeting facilities and a bar/restaurant. Furthermore, Compananny is located nearby, which provides a nursery and day-care facility outside of school hours (compananny.nl).

Location

The business park is located at the foot of the exit of the A4/A44/A5 motorway towards Amsterdam, Haarlem, The Hague and Rotterdam on the N201. In addition, the location is easily accessible from the A9 and from Amstelveen. Schiphol Airport and Hoofddorp railway station are reachable within a few minutes by car and public transport. Public transport to and from RichPort Park Schiphol-Rijk is provided by Connexxion and R-Net. At the entrance of the park (Fokkerweg/Kruisweg intersection), a stone's throw from the offices, is "Knooppunt Schiphol Zuid" where a bus stops every 7 minutes during rush hour and every 15 minutes after rush hour, namely Connexxion Cirkellijn 180/181 and R-Net bus line 340 and from where the entire Schiphol, Amsterdam and Hoofddorp region can be reached via (partly) autonomous bus lanes. Further information can be found on connexxion.nl.

Surface area

warehouse	: approx. 810 sq m;
office space	: approx. 319 sq m, divided over the ground floor and 1 st floor;
Parking places	: 16.

Parking

The parking places are situated on private ground at the complex.

State of delivery

The building is among others provided with:

Warehouse:

- gasheaters;
- 1 loading dock;
- 1 overhead door;
- clear height approx. 6,20 m;
- smooth concrete floor, max. floor load approx. 2,500 kg/sq m;
- LED lighting.

Office space:

- suspended ceiling with LED lighting;
- pantry on the 1st floor;
- windows that can be opened;
- heating by meaning of radiators;
- renovated sanitary facilities.

The office space is provided with an energy label A+++++.

Rental price

The rental price is € 138,000 per year excluding VAT and service charges, including parking places.

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 € 10 per sq m per year (warehouse and office space) excluding VAT as an advanced payment with a yearly settlement based on actual cost.

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

The lessor has realized a solar panel installation on the roof, whereby the tenant is obliged to rent the installation/solar panels from the lessor. The proceeds and any feed-in fees arising from the installation will be paid to the tenant. The annual rent for the installation will be € 7,000 and is based on a 48 kwP PV installation. This will generate approx. 39,000 kWh per year.

Acceptance

First quarter 2026.

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Capronilaan 22-54 te Schiphol

Begane grond



Renvooi	Bedrijfshoek	Kantoorruimte	Uitgeleend van VVO	Drepende wanden (bepaald op basis van de dikte van de wand)	Lichte afschermingswanden (bepaald op basis van de dikte van de wand)

OMGEBUING	Uitversteek BVO en VVO complex, Capronilaan 22-54 te Schiphol
OPDRACHTGEVER	Comwell Property Group
ONDERZOEPER	Begane grond
TOEGANG	1.200
SCHAAL	1:200
FORMAAT	A1
DATUM	22-8-2017
WETTELIJKHEIT	

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