



Project information

Parellaan

Parellaan 25
Hoofddorp

To let

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

Parellaan 25, Hoofddorp

Project description

Warehouse/office unit of approx. 356 sq m, part of a small-scale complex at business park Graan voor Visch. This specific unit is located on the corner of Parellaan / Robijnlaan and therefore offers an excellent visibility location.

The unit has a surface area of approx. 181 sq m warehouse space and approx. 175 sq m office space and 3 parking parking places situated on private ground.

Graan voor Visch business park accommodate a great variety of users including logistics, car companies and wholesale, as well as, for instance, offices, schools and a number of residential functions and is located along the Hoofddorp 'ring-weg' (by-pass).

Location

Business park Graan voor Visch is easily accessible from the A4/A44/A5 major roads (Amsterdam - The Hague - Rotterdam). The nearest shopping center is a few minutes away by car. The proximity of NS train station Hoofddorp ensures great access by train and nearly every bus that comes through the station.

On the edge of the site are two stops of the free bus lane R-net, the fast bus connection between Haarlem via Schiphol to Amsterdam-Zuidoost (line 300) and between Nieuw-Vennep via Schiphol to Amsterdam Zuid WTC (line 310) guarantees good accessibility by public transport.

Surface area

The total surface area is approx. 356 sq m, divided as follows:

warehouse space: approx. 181 sq m;

office space: approx. 175 sq m.

State of delivery

The warehouse space features include:

- clear height of approx. 5,80 m (partially);
- floor load 1,000 kg/sq m;
- electrical operated overhead door (height approx. 4,00 m);
- power current;
- sky light;
- lighting;
- gas heater.

The office space features include:

- suspended ceilings with build-in light fixtures;
- central heating by means of radiators;
- windows that can be opened;
- sanitary facilities;
- pantry.

The building is provided with energy label D.

Parking

The unit has 3 parking places on private ground.

Rental price

The rental price is € 3,860,-- per month including 3 parking places 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 € 8.50 per sq m per year, excluding VAT, as an advance payment with a yearly settlement.

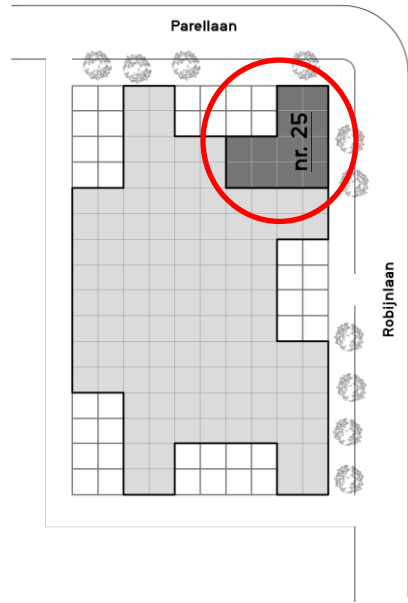
Lessee has its own connections for the use of water, electricity and gas.

Acceptance

To be agreed upon.

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EERSTE VERDIEPING



BEGANE GROND



- kantoorruimte
- algemene ruimte
- bedrijfsruimte

