



Project Information

Building Penta

Siriusdreef 1 - 15
Hoofddorp

To let

Office space in Building Penta at Beukenhorst Oost in Hoofddorp

Siriusdreef 1 - 15, Hoofddorp

Project description

Office space from approx. 355 sq m located in the small-scale office pavilion Penta of total approx. 2,760 sq m, located at Office Park Beukenhorst Oost. The available office spaces are located on the ground floor, 2nd and 3rd floor.

The office building is equipped with, among others, a representative entrance with wide and open staircase, access control system, sanitary facilities per floor/wing and generous parking facilities on private ground.

Location

Accessibility is without a doubt excellent with the A4 / A44 (Amsterdam - The Hague - Rotterdam), and the A5 a few car minutes away. Schiphol Airport is reachable within 10 minutes by car. The NS-railway station Hoofddorp is a short distance away. At the NS station there is a stop of the free bus lane R-Net, the superfast bus connection between Haarlem via Schiphol to Amsterdam-Zuidoost (line 300) and between Nieuw-Vennep via Schiphol to Amsterdam Zuid WTC (line 397).

Surface area

The building has a total surface area of approx. 2,760 sq m, of which currently available:

ground floor	:	approx. 461 sq m
2 nd floor	:	approx. 357 sq m
3 rd floor	:	approx. 355 sq m

State of delivery

The building/the office features include:

- spacious, representative entrance with wide and open staircase;
- elevator;
- windows that can be opened with heat- and sun-resistant glazing;
- barrier equipped with access control system;
- suspended ceiling with LED lighting;
- mechanical ventilation with top cooling;
- sanitary facilities per floor.

The 2nd floor is already in turnkey condition and among others equipped with carpeting, partition walls and suspended ceiling with LED lighting.

The office space on the ground floor and 3rd floor will be delivered in a shell condition.

The building is provided with energy label C.

Parking

There are sufficient parking places available at the private parking area located in front of the building, based on a parking standard of 1 place per approx. 40 sq m rented office space. Visitors can enter the parking area by means of the access barrier.

Rental price

The rental price for the office space is € 130 per sq m per year excluding VAT and service charges.

Specifically for the office space on the 3rd floor, the rent is € 110 per sq m per year excluding VAT and service charges.

The rental price for the parking places is € 950 per place per year excluding VAT.

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.

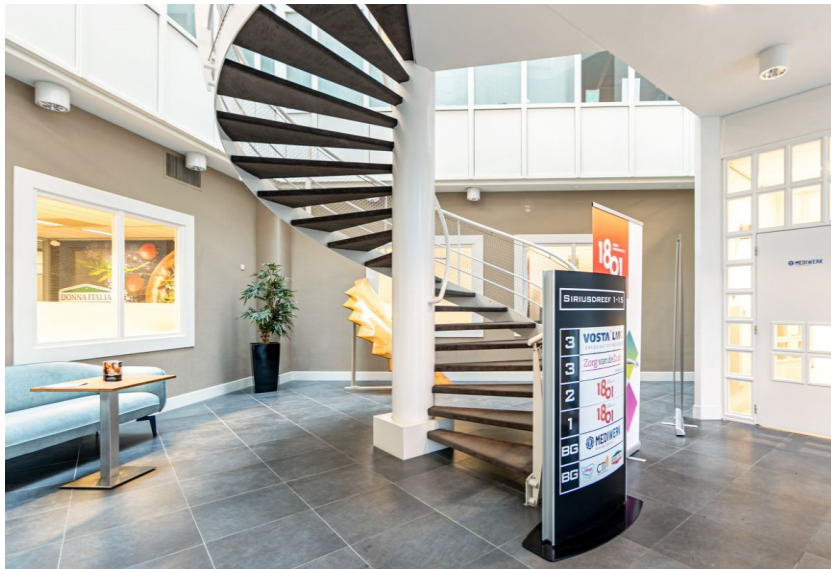
Service charges/utility costs

The advance payment for service charges and utility costs amounts to € 55 per sq m per year excluding VAT. This is based on an advance payment; settlement will take place annually based on the actual costs incurred.

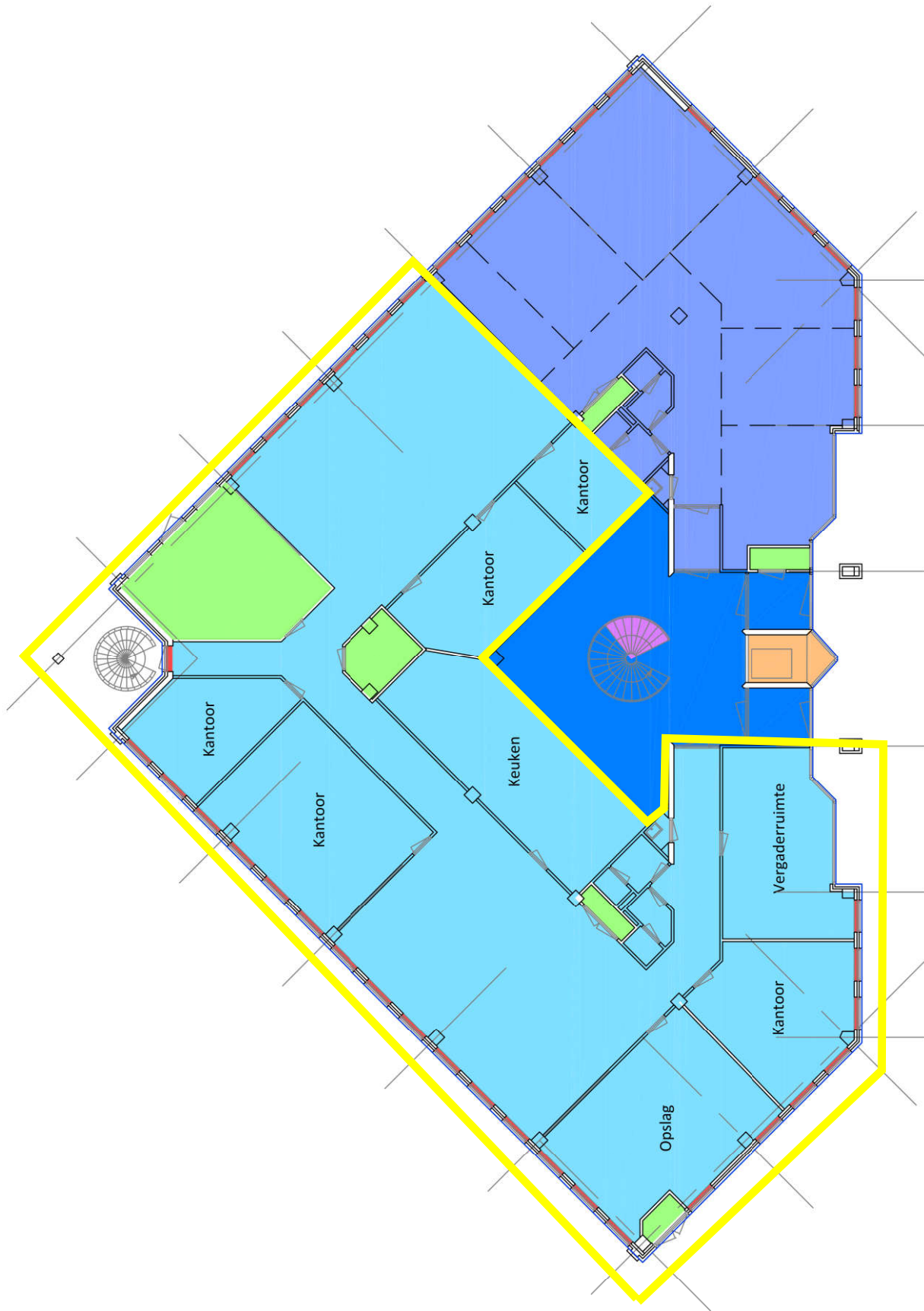
Acceptance

On short notice.

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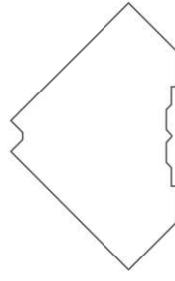




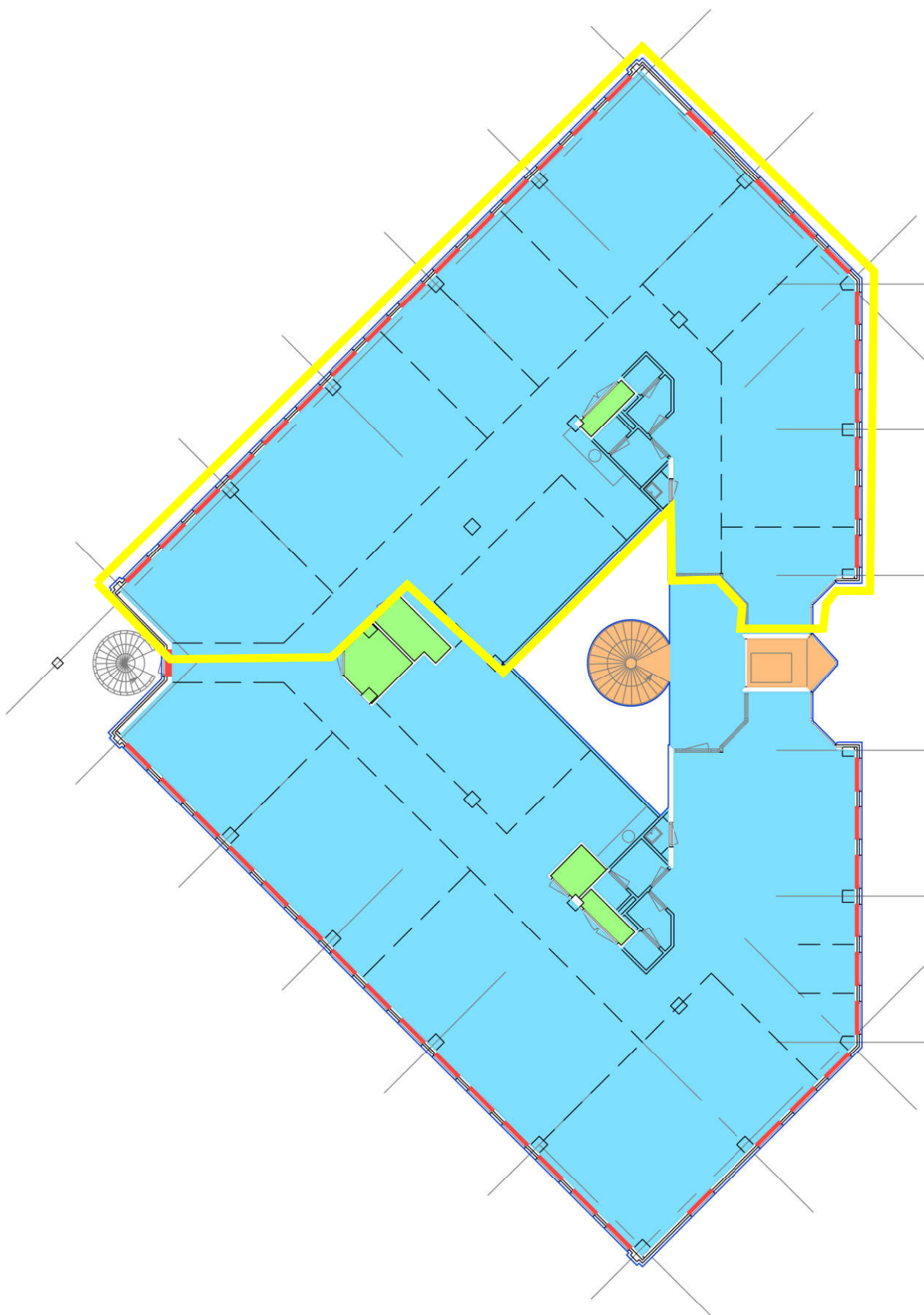
Begane grond

Renvooi

Brutovloeroppervlakte	762.55 m ²
Verhuurbaarvloeroppervlakte	678.00 m ²
Gemeenschappelijk deel	
Huurdeel 1	
Huurdeel 2	
Glaslijncorrectie	8.04 m ²
Installatieoppervlakte	37.89 m ²
Verticaal verkeersoppervlakte	5.11 m ²
Ruimte lager dan 1,5 m	2.26 m ²



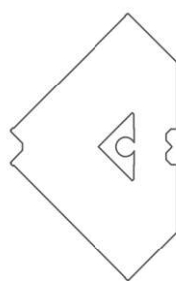
NEN 2580 meetstaat	Search
Search Ingenieursbureau B.V.	
Omschrijving:	Begane grond
Adres:	Siriusdreef 1-15
Plaats:	Hoofddorp
Opdrachtgever:	ELQ Investors II Ltd
Projectnummer:	26.15.00060.1
Datum:	8 april 2015
Datum wijz:	25 november 2016
Getekend:	WVA / TBE
Gezien:	FKE
Formaat:	A3
Schaal:	NVT



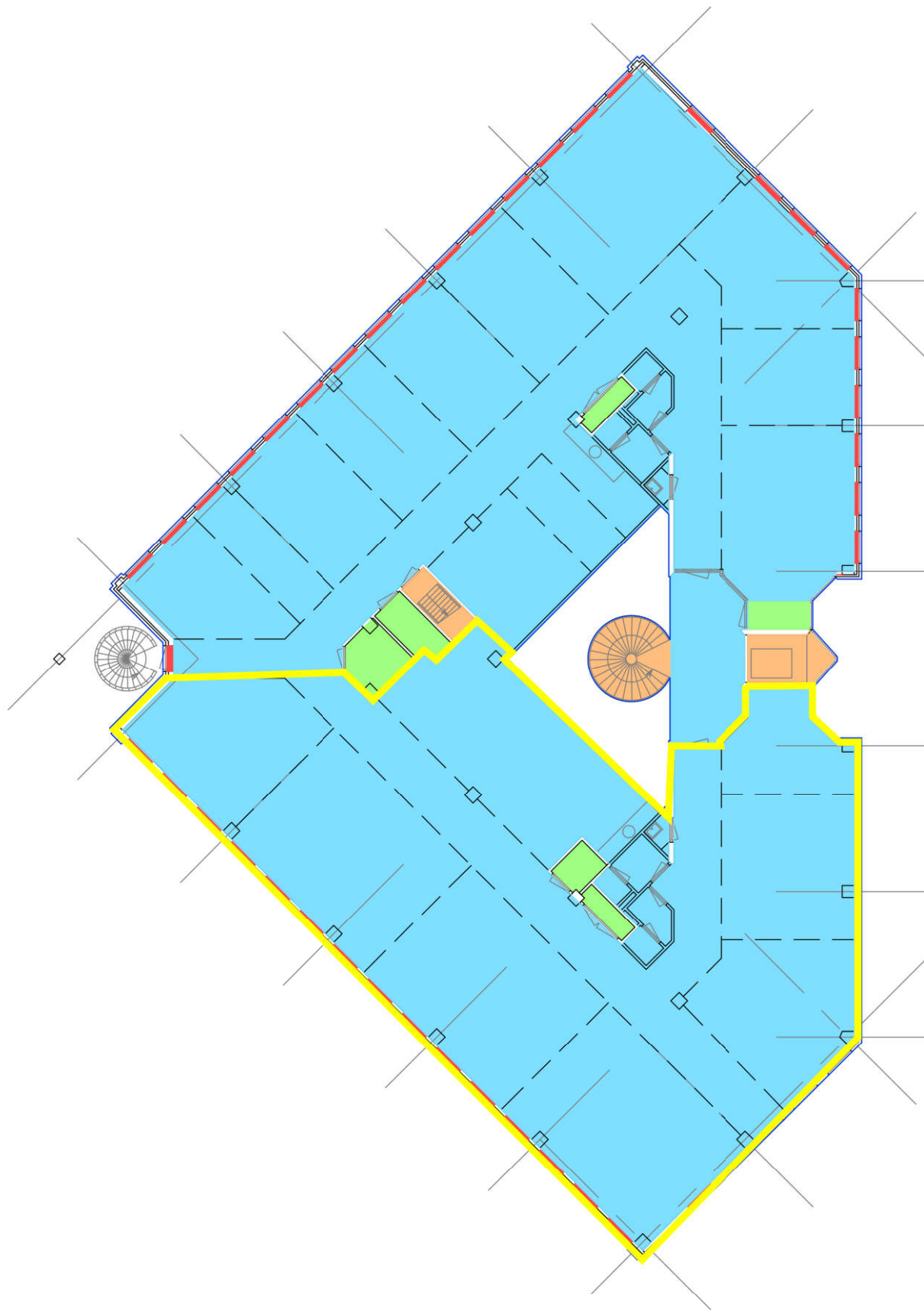
2e verdieping

Renvooi

Bruto vloeroppervlakte	749.34 m²
Verhuurbaar vloeroppervlak	694.01 m²
Parkeeroppervlak	0.00 m²
bijv. Gemeenschappelijk	0.00 m²
Glaslijncorrectie	9.51 m²
Installatieoppervlak	12.77 m²
Verticaal verkeersoppervlak	12.98 m²
Ruimte lager dan 1.5 m	0.00 m²



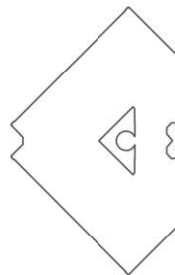
NEN 2580 meetstaat	Search
Search Ingenieursbureau B.V.	
Omschrijving:	2e verdieping
Adres:	Siriusdreef 1-15
Plaats:	Hoofddorp
Opdrachtgever:	ELQ Investors II Ltd
Projectnummer:	26.15.00060.1
Datum:	8 april 2015
Datum wijz:	8 april 2015
Getekend:	WVA
Gezien:	FKE
Formaat:	ISO FULL BLEED A3 (297.00 X 420.00 N
Schaal:	NVT



3e verdieping

Renvooi

Brutovloeroppervlakte	749.34 m ²
Verhuurbaarvloeroppervlakte	687.94 m ²
Parkeeroppervlakte	0.00 m ²
bijv. Gemeenschappelijk	0.00 m ²
Glaslijncorrectie	9.51 m ²
Installatieoppervlakte	15.17 m ²
Verticaal verkeersoppervlakte	16.13 m ²
Ruimte lager dan 1.5 m	0.00 m ²



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