



Project Information

Building Aquarius

Siriusdreef 10 - 20
Hoofddorp

To let

Office space in Building Aquarius at Beukenhorst Oost in Hoofddorp

Siriusdreef 10 – 20, Hoofddorp

Project description

Two separate office wings of approx. 865 sq m and 910 sq m situated on a prime location at Office Park Beukenhorst Oost. The other tenant of the building is Young Capital, which results in a dynamic and energetic atmosphere in the building. The building consists of two building parts, which are connected to each floor by a foot bridge and an extended atrium over the entire height. Joint use of the reception services and restaurant can be discussed with Young Capital.

Location

With the exits to both the A4 (Amsterdam-Den Haag-Rotterdam) and A5 (Haarlem) in close proximity, the area offers excellent access to major roads. The NS train station is at a short distance, and Schiphol Airport is only 10 minutes away by car. The Zuidtangent express bus stop lies at a short distance, accessible by means of a footbridge. This high speed, dedicated bus lane service connects Haarlem (via Schiphol) to Amsterdam-Zuidoost (line 300) and Nieuw-Vennep to Schiphol Airport and Amsterdam- Zuid WTC (line 397) and guarantees perfect access via public transport. Also the NS-Station Hoofddorp is closeby.

Surface area

Currently available two separate office wings:

2nd floor: approx. 864 sq m

5th floor: approx. 910 sq m

State of delivery

The building/ office space features include:

- representative entrance;
- 2 elevators;
- parking facilities;
- windows that open;
- cable ducts;
- suspended ceilings with LED lighting;
- private sanitary facilities.

The second floor is in a turnkey condition and is provided with, among others, carpet flooring, a kitchen and a layout with partition walls.

The building is provided with energy label A.



In addition, the building holds a BREEAM In-Use Certificate 'very good'.

Parking

For the office space offered, 53 parking places are available, located in the parking garage and on the parking deck.

Rental price

The rental price for the office space is € 200 per sq m per year, excluding VAT and service charges.

The rental price for the parking places is € 1,350 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 € 66 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

Immediately.

Although BT Makelaars takes due care in compiling all information provided, the accuracy of the content cannot be guaranteed and no rights or obligations can be derived from the information provided.



Impression possible interior



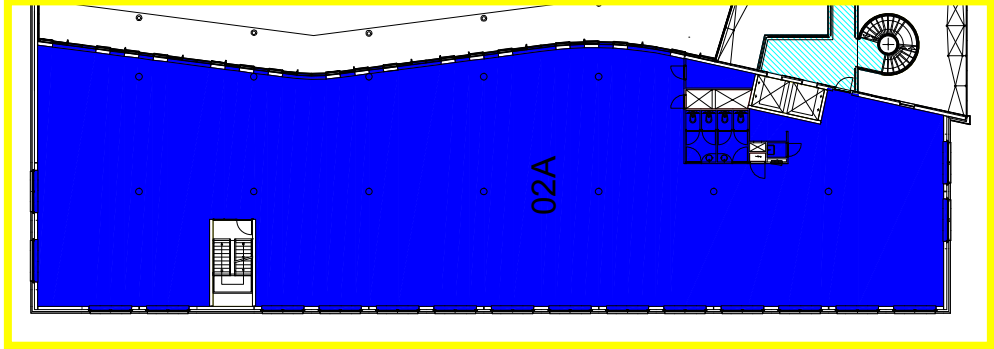
VA No1 (Aquarius) BV

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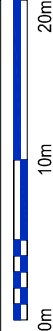
Gebouw : 2132WT
Adres : Siriusdreef 10-20
Plaats : Hoofddorp
Datum : 18-07-2014

Bouwlaag : 2e Verdieping

Certificaat
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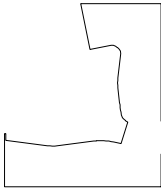
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Huurders:

- Unit 02A
- Unit 02B
- Toeslag bouwlaagniveau

Contour:



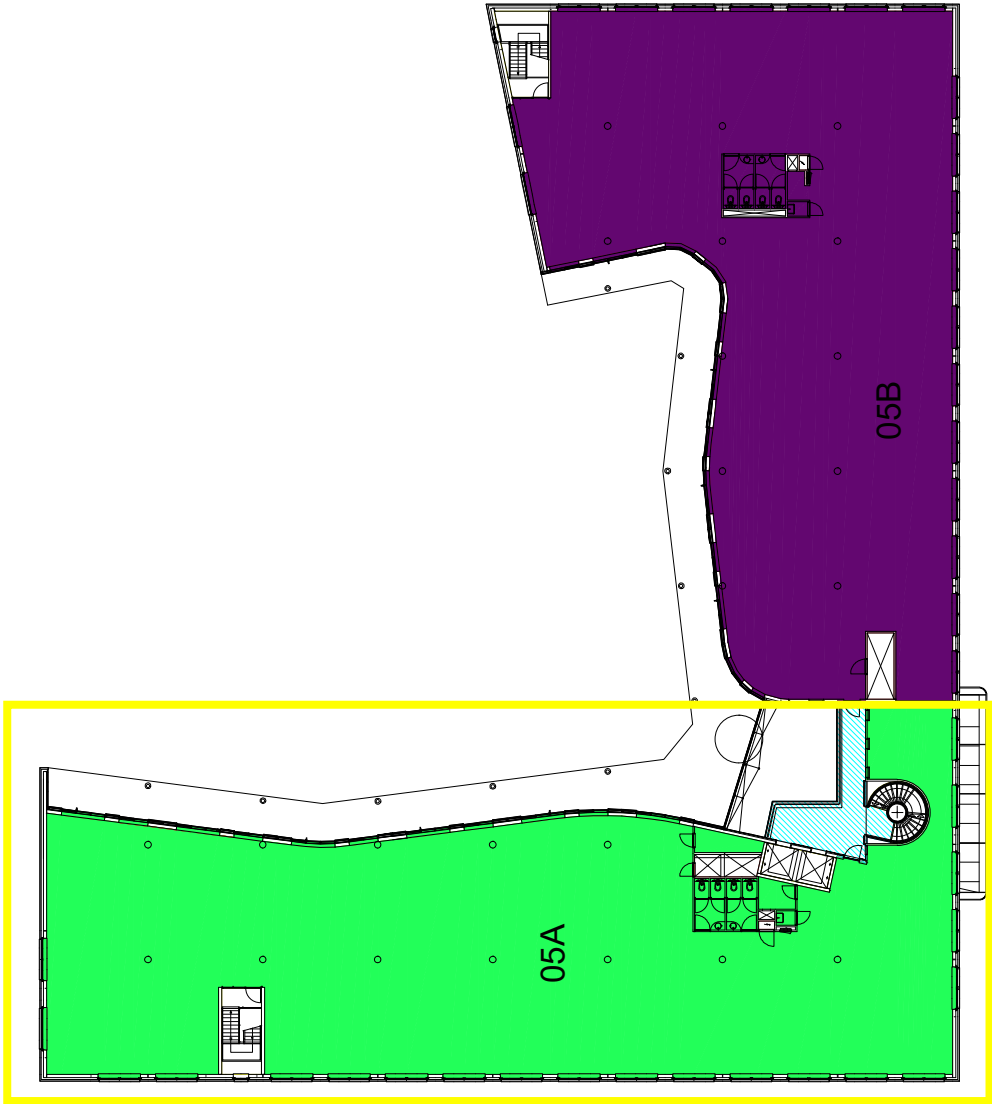
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Certificaat
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Huurders:

- Unit 05A
- Unit 05B
- Toeslag bouwlaagniveau

Contour:

