



Project Information

Bee Building

Wegalaan 35 - 49
Hoofddorp

To let

Office space in Bee Building at Beukenhorst Oost in Hoofddorp

Wegalaan 35 - 49, Hoofddorp

Project description

Approx. 3,250 sq m office space divided over the ground floor, 1st, 2nd, 3rd and 4th floor is currently available in this building with special architecture. The building has a partly glass, partly brick façade and has a very spacious, representative central entrance hall with seating area, equipped with, among other things, two elevators and luxury sanitary facilities. Parking spaces are located in the underground parking garage and in front of the building on a private parking area. The office building has an excellent location situated on the office park Beukenhorst Oost.

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 310).

Surface area

The total surface area is approx. 4,600 sq m, of which is currently available for rent:

ground floor:	approx. 214 sq m	unit 1A2	right wing
1 st floor:	approx. 556 sq m	unit 2	left wing
	<u>approx. 420 sq m</u>	unit 3	right wing
	approx. 976 sq m		
2 nd floor:	approx. 1,016 sq m	unit 4	entire floor
3 rd floor:	approx. 752 sq m	unit 6	left wing
4 th floor:	approx. 296 sq m	unit 7	with roof terrace

Parking

The office space comes with parking places based on the parking norm 1 place per approx. 50 sq m rented office space. These parking spaces are located in the underground parking garage and on the private parking area. In front of the building there is also a public parking lot based on a regular parking fee or via a subscription.

State of delivery

The building/the office features include:

- spacious, representative entrance
- 2 elevators;
- mechanical ventilation with top cooling;
- new ceilings with LED lighting;
- cable ducts for electricity, data and telephone cabling;
- security installation;
- luxury sanitary facilities.

Specifically, the office space on the 3rd floor is equipped with a luxury built-in package including a (partly) marble floor / (partly) floor covering, a layout with glass partition walls, a boardroom and a kitchen.

The building is provided with energy label C and glassfiber.

Rental price

The rental price for the office is € 145 per sq m per year.

The rent for the office space on the 3rd floor, which is equipped with the built-in package, is € 190 per sq m per year.

The rental price for the parking places in both the parking garage and on the private parking area is € 1,000 per place per year.

The above mentioned prices are 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 € 50 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

In consultation, on short notice.

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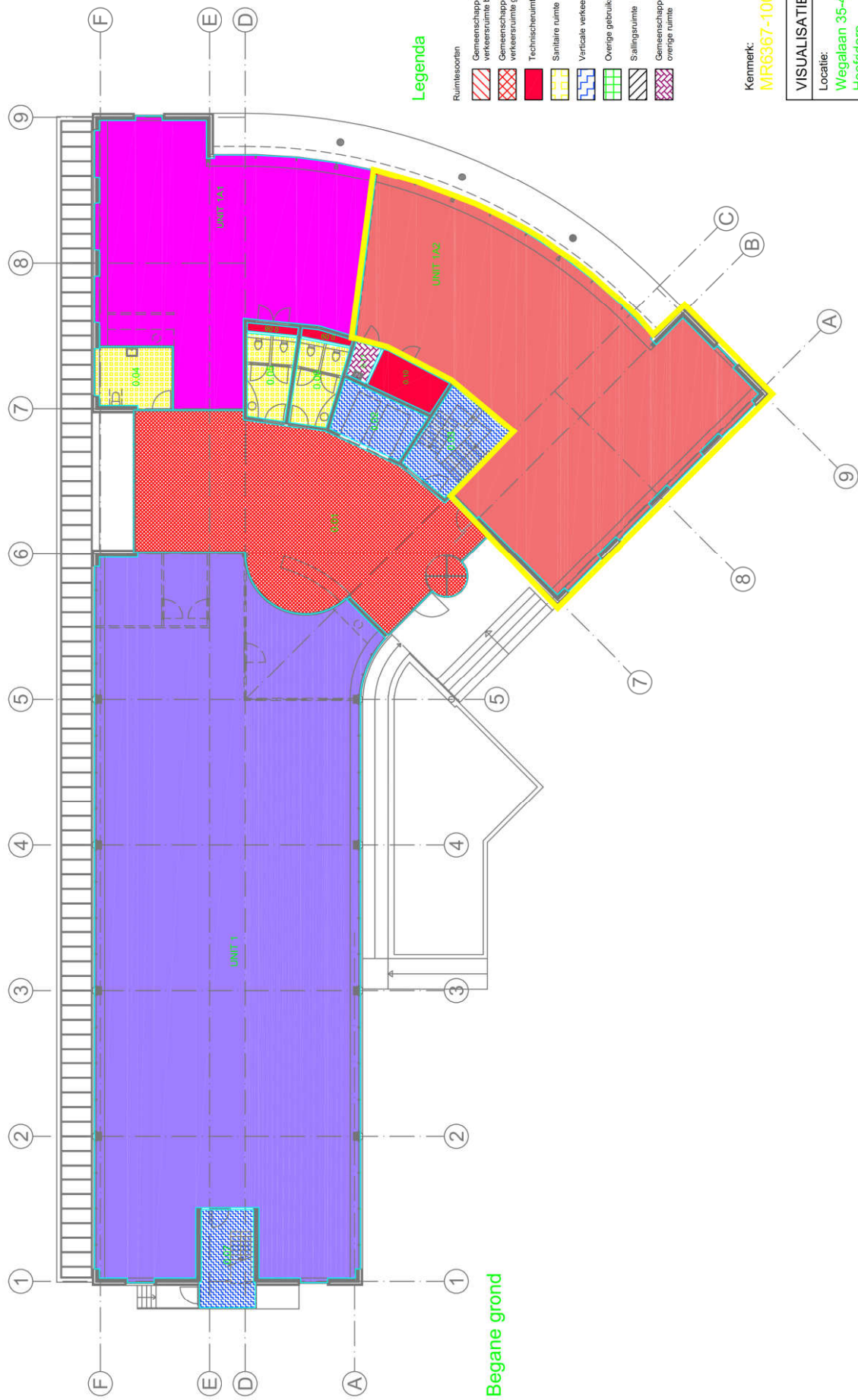


3rd floor, unit 6



4th floor, unit 7





Legenda

Ruimtesoorten	Bedrijfsorganen
Gemeenschappelijke verkeersruimte bouwlaag	Unit 1
Gemeenschappelijke verkeersruimte gebouw	Unit 1A1
Technische ruimte	Unit 1A2
Sanitaire ruimte	Unit 2
Verkeersruimte	Unit 3
Overige gebruiksruimte	Unit 4
Sallingsruimte	Unit 5
Gemeenschappelijke overige ruimte	Unit 6
	Unit 7

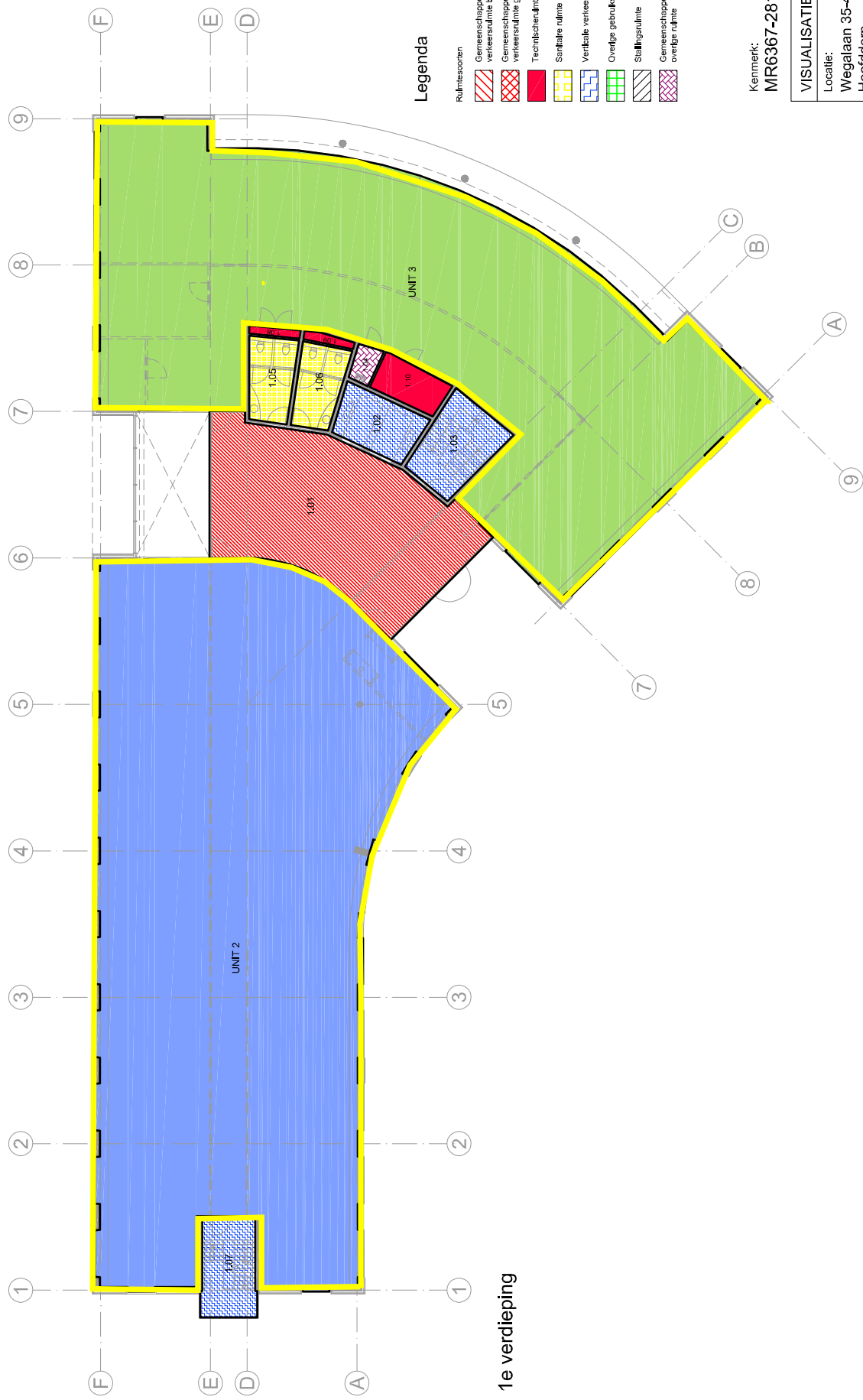
Kenmerk: **MIR6367-10032023-01**

VISUALISATIE NEN 2580 METING
Locatie: Wegalaan 35-49 Hoofddorp
Onderwerp: Plattegrond BEGANE GROND
Schaal: NVT Form: A3

Opmerking
Lichte scheidingswanden binnen de units kunnen afwijken van de actuele situatie.

Bouwstudio **PelzerHartman**





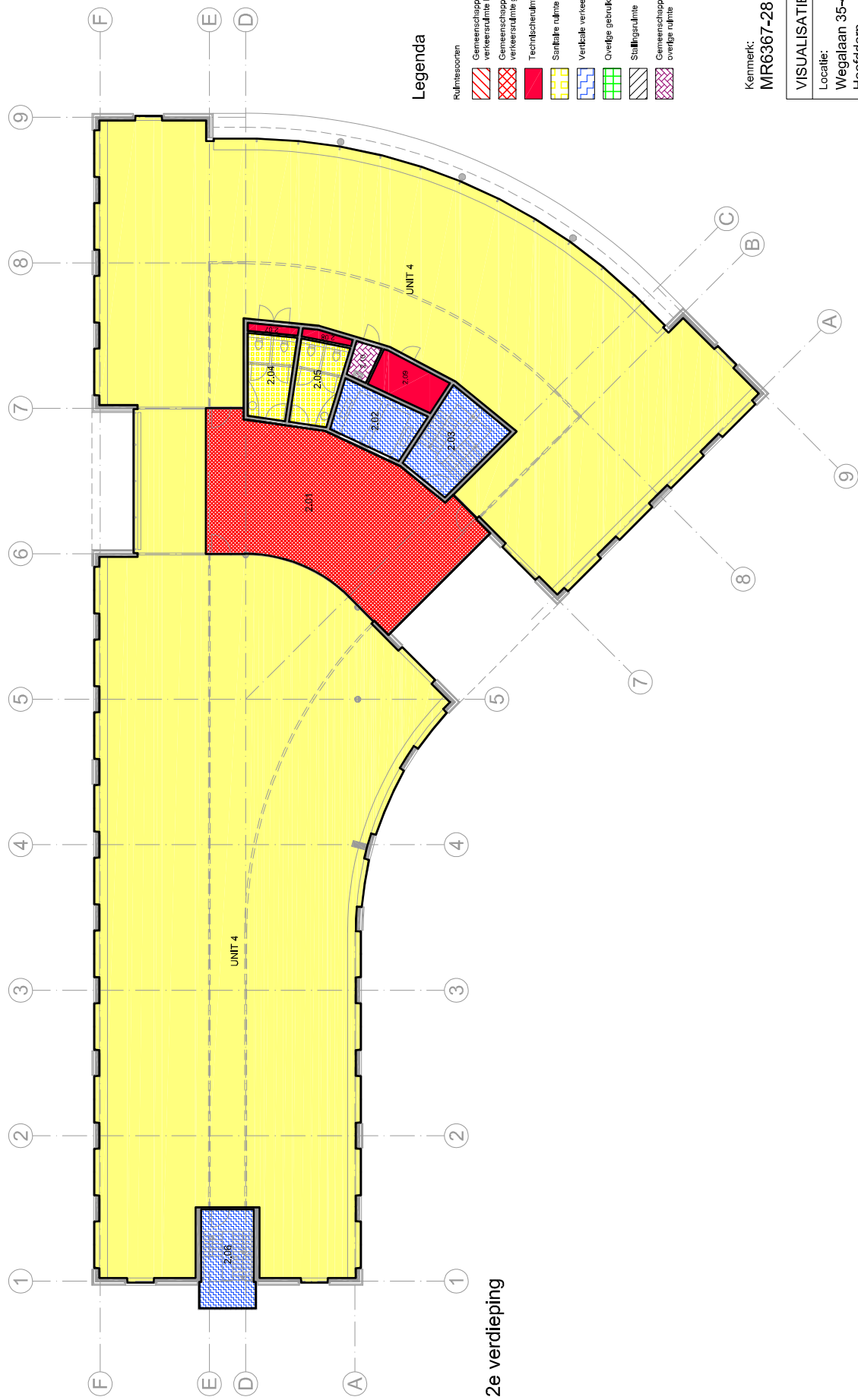
Legenda

Ruimte-soorten	Bedrijfssoorten
Gemeenschappelijke verkeersruimte bouwbag	Unit 1
Gemeenschappelijke verkeersruimte gebouw	Unit 1A
Technische ruimte	Unit 2
Sanitaire ruimte	Unit 3
Verticale verkeersruimte	Unit 4
Overige gebruiksruimte	Unit 5
Stellingruimte	Unit 6
Gemeenschappelijke overige ruimte	Unit 7

Kenmerk:
MR6367-28122020-01

VISUALISATIE NEN 2580 METING
Locatie: Wegalaan 35-49 Hoofddorp
Onderwerp: Plattegrond EERSTE VERDIEPING
Schaal: NVT Form: A3

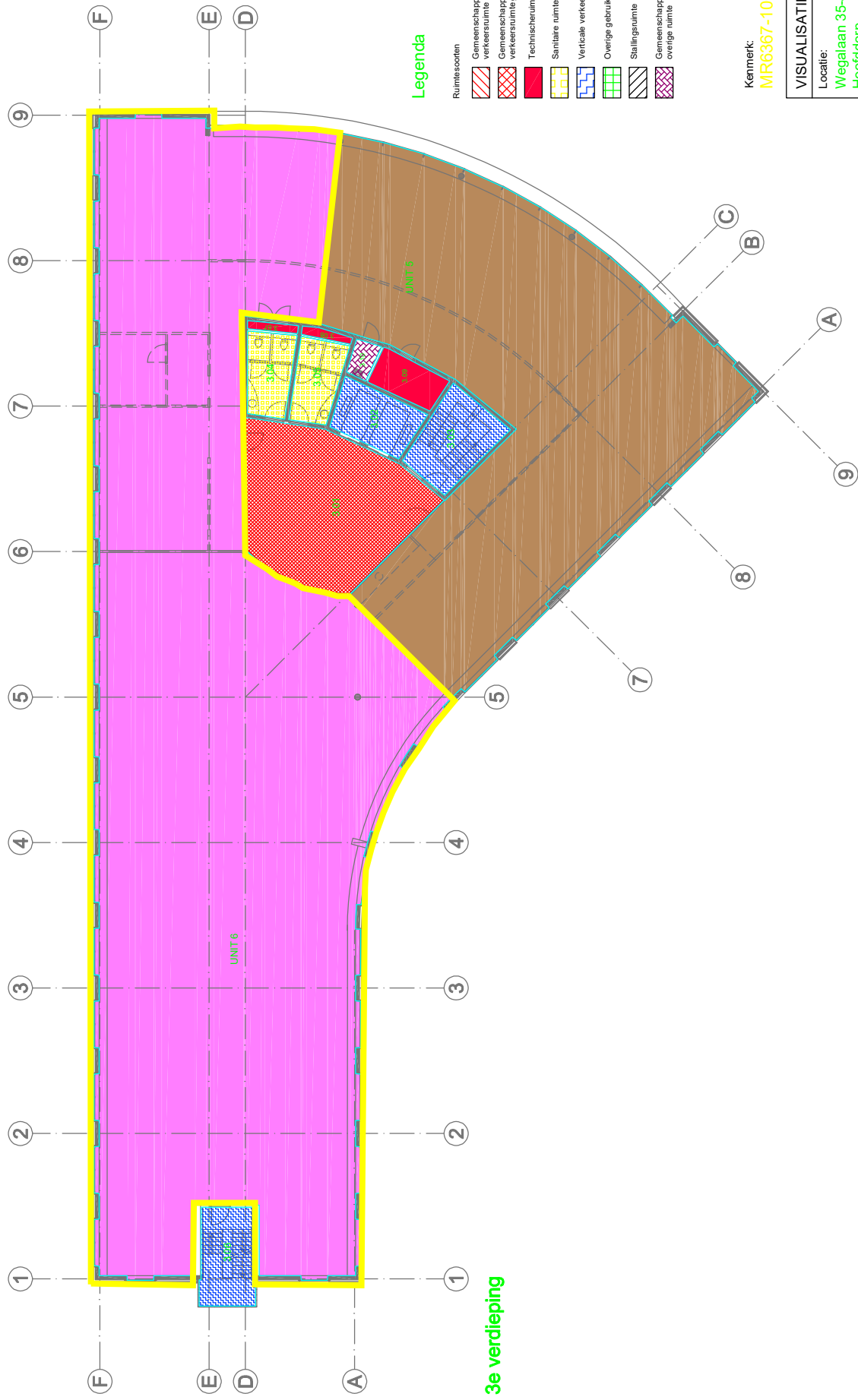
Opmerking
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Kenmerk:
MR6367-28122020-01

VISUALISATIE NEN 2580 METING
Locatie: Wegalaan 35-49 Hoofddorp
Onderwerp: Plattegrond TWEDE VERDIEPING
Schaal: NVT Form: A3

Opmerking
Lichte scheidingswanden binnen de units kunnen afwijken van de actuele situatie.



Kenmerk:
MR6367-10032023-01

VISUALISATIE NEN 2580 METING
Locatie: Wegalaan 35-49 Hoofddorp
Onderwerp: Plattegrond DERDE VERDIEPING
Schaal: NVT Form: A3

Opmerking
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