



Project Information

SQM Offices

Antareslaan 1 - 27
Hoofddorp

To let

Office space in Building SQM Offices at Beukenhorst Oost in Hoofddorp

Antareslaan 1 - 27, Hoofddorp

Project description

The remarkable complex SQM Offices Hoofddorp with a total surface area of approx. 8,800 sq m located on a prominent location in the office area of Beukenhorst Oost is being renovated, modernized and made into an "all-in-house concept" where users can, among other things, have lunch, lounge, have meetings and workout. A total of approx. 1,970 sq m office space is available, from approx. 150 sq m.

In the central entrance hall between the two buildings there is a reception/lunch counter with seats and lounge area. From the central area the meeting centre is accessible on the ground floor, with 6 meeting rooms (varying in size with catering service) and on the ground floor, the gym and the lounge area have been realized.

The complex has a parking area and parking garage with a very spacious parking ratio and from the parking garage users have direct access to the offices through a keycard system.

Location

The accessibility is excellent with the exit of the A4 / A44 (Amsterdam - The Hague - Rotterdam) and the A5 within a few minutes by car. Schiphol Airport is reachable by car within 10 minutes. Right next to the building is the NS-railway station Hoofddorp and a stop of R-Net, a (mostly) free bus line with a fast 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 following office spaces are available:

floor	unit number	surface
4 th floor	unit 4.02	approx. 433 sq m
	unit 4.03A	approx. 153 sq m
	unit 4.03B	<u>approx. 154 sq m</u>
	total approx. 740 sq m	
5 th floor	unit 5.01	approx. 614 sq m
6 th floor	unit 6.01	approx. 614 sq m

Parking

The corresponding parking spaces are located in the parking garage or on the front parking lot. The parking spaces are available on the basis of a parking standard of 1 parking space per approx. 40 sq m of rented office space. Visitors of the users can sign up at the front desk and park on the parking.

State of delivery

The complex/building features (will) include:

- representative entrance with a vide and manned reception desk/lunch facility;
- meeting centre;
- gym;
- lounge area;
- new system ceilings with LED lighting;
- spacious sanitary facilities;
- heating by means of radiators;
- peak cooling;
- windows that can be opened.

The office space can be delivered turnkey to the tenant if required.
The building is provided with energy label A.

Rental price

The rental price is € 165 per sq m per year excluding VAT and service charges.
The rental price for the parking places is € 1,250 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

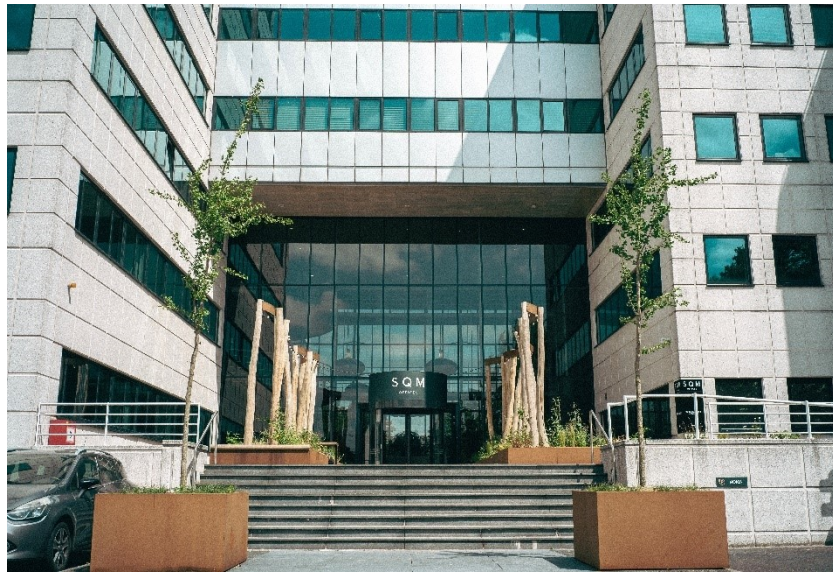
The advance payment for service charges and utility costs amounts to € 55 per sq m per year excluding VAT. This is based on an advance payment; settlement will take place annually based on the actual costs incurred.

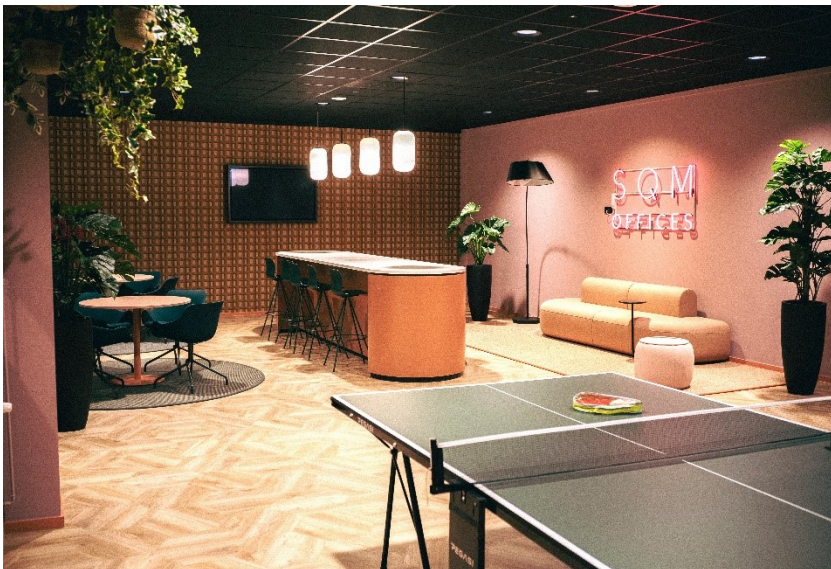
Acceptance

At short notice.

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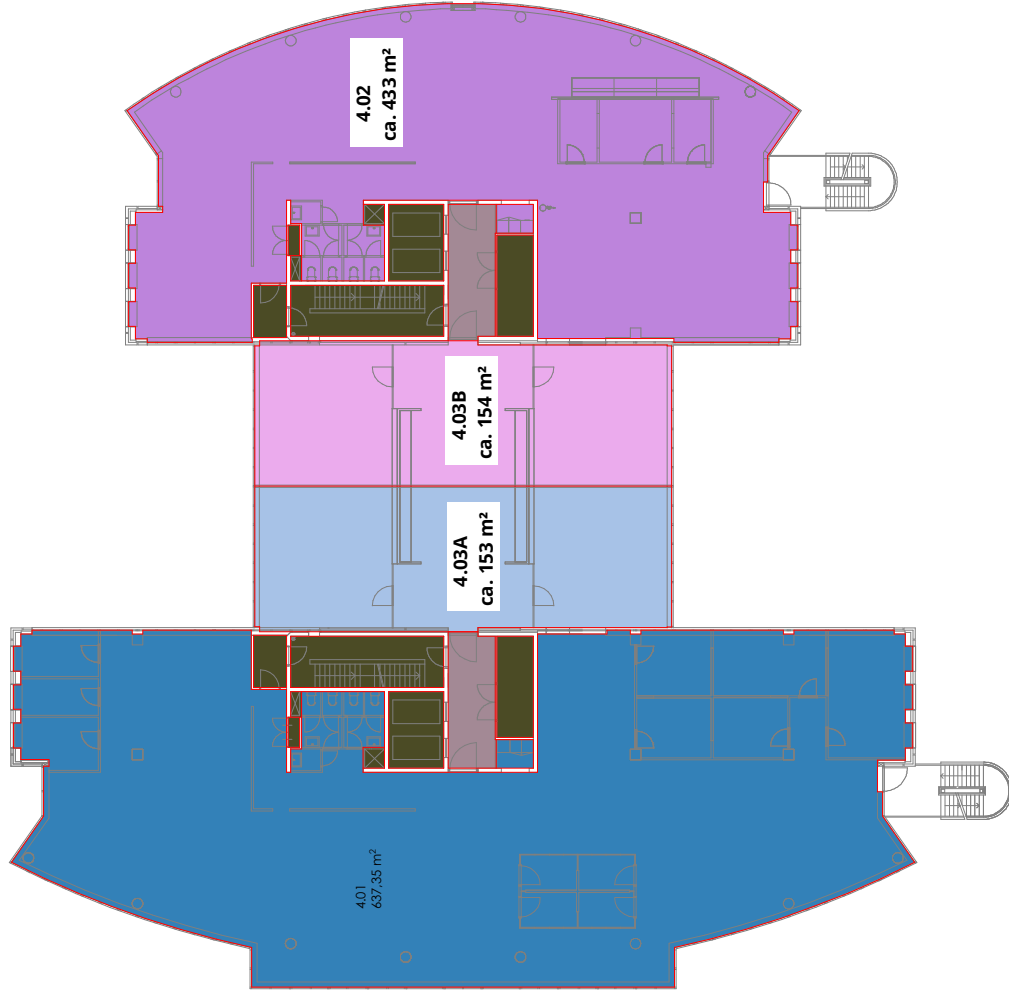






4th floor





de benoemde oppervlakten in de verhuurbare
ruimten zijn inclusief onderdeel algemene ruimten

Huurdersverdeling

- Ruimte
- Algemeen gebouw
- Algemeen verdieping

4e verdieping

Overige vloeroppervlakte

- Onverhuurbaar
- Vrije, schilmgaten en hoogte < 1,5 m



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BOUWLAAG
4e verdieping | nivo 4

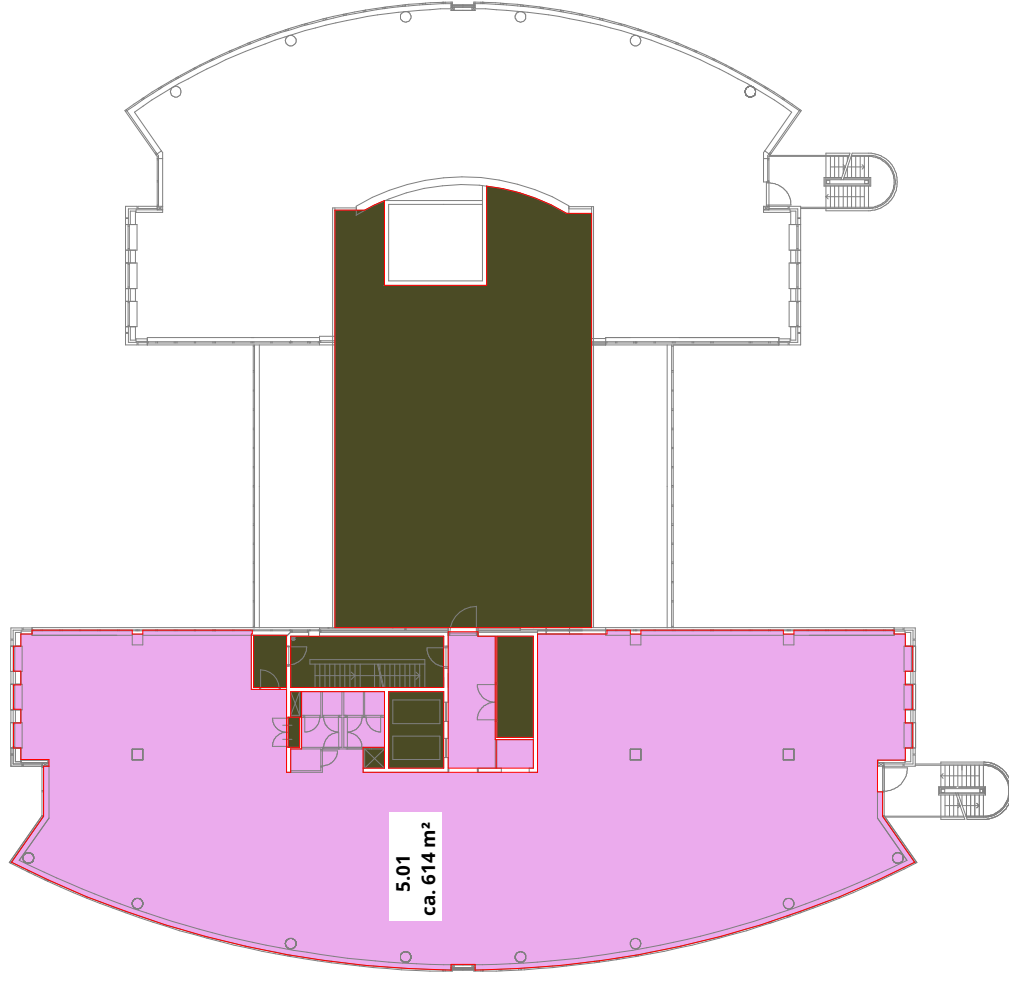
ONDERDEEL
Huurdersverdeling

PROJECTNR. P6266

SCHAAL 1:250

VERSIE 04 | TYPE B

BLAD HV 04



de benoemde oppervlakten in de verhuurbare
ruimten zijn inclusief onderdeel algemene ruimten

Huurdersverdeling

- Ruimte
- Algemeen gebouw
- Algemeen verdieping

5e verdieping

Overige vloeroppervlakte

- Onverhuurbaar
- Vrije, schilmgaten en hoogte < 1,5 m



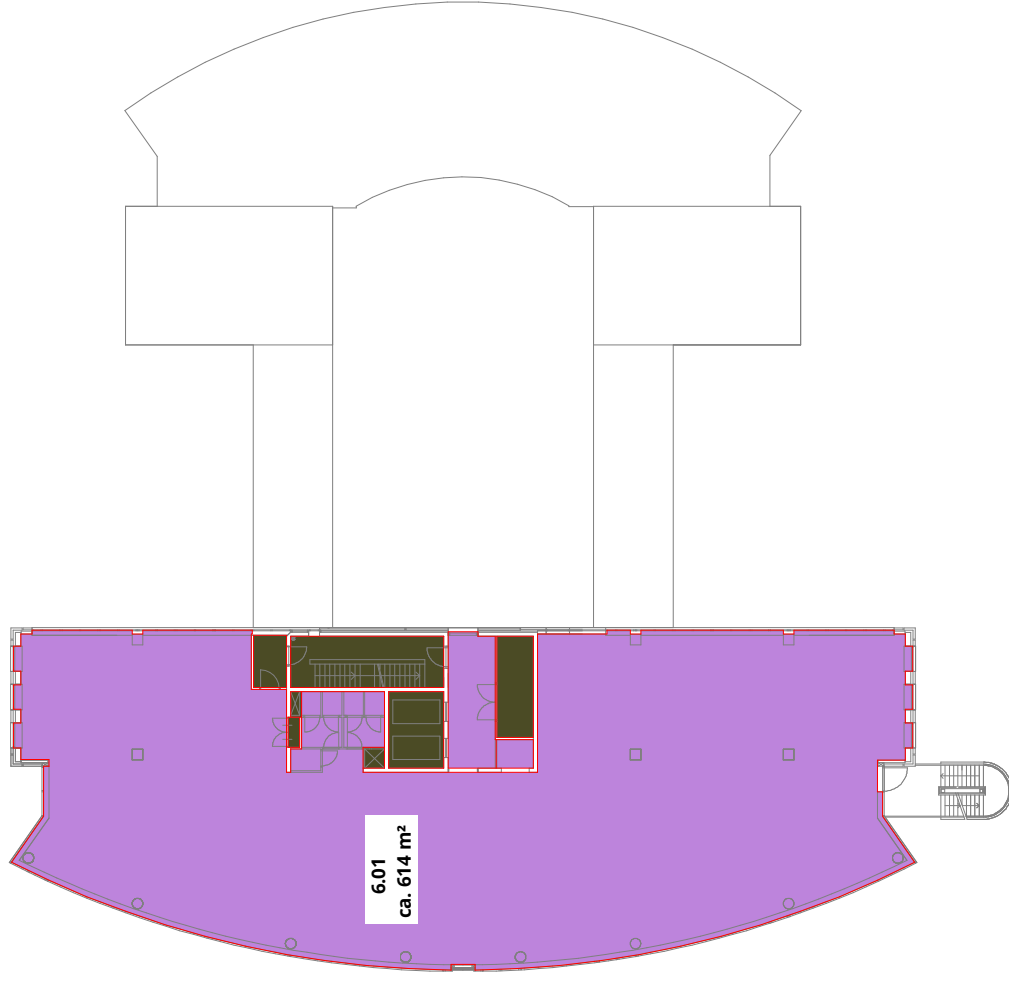
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Huurdersverdeling

- Ruimte
- Algemeen gebouw
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Overige vloeroppervlakte

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6e verdieping



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