



Project Information

Beechavenue

Beechavenue 2 - 16
Schiphol-Rijk

To let

Office space at RichPort Park in Schiphol-Rijk

Beechavenue 2 - 16, Schiphol-Rijk

Project description

Approx. 600 sq m office space from approx. 130 sq m in a prominent building consisting of two building parts separated into two building elements connected by a round middle component. The complex has a high, very spacious entrance hall with a staffed reception desk. Both elements have their own elevators. The building has an joint parking deck and a parking garage underneath the building.

RichPort Park Schiphol-Rijk is an office park in a very well-kept environment with spacious water features and associated green areas. Two hotels are situated in the park, including the Radisson Blu, which offers several meeting facilities and a restaurant. The hotels have shuttle services to and from Schiphol Airport. Furthermore, CompaNanny is located nearby, which provides a nursery and day-care facility outside of school hours (compananny.nl). The park has a park management organisation. Characteristic of this organisation is the coordinated, joint use of several facilities on the business park. Services such as maintenance of public and private grounds, green areas, water features, and security are taken care of by the park management on behalf of the Cooperation.

Location

The business park is located close to the exit of the A44/A4/A5 highway to Amsterdam, Haarlem, The Hague and Rotterdam and the N201. The location is also easily accessible from the A9 highway and Amstelveen. Schiphol Airport and the train station of Hoofddorp are only a few minutes away by car or public transport. Public transport to and from RichPort Park Schiphol-Rijk is operated by Connexxion and R-Net. At the entrance of the park (Fokkerweg/Kruisweg crossing), within close proximity to the offices sits the "connection Schiphol Zuid" where the buses have a frequency of every 7 minutes during rush hour, and every 15 minutes outside of rush hour. With the Connexxion circle line 180/181, the R-Net bus line 340 and the regular bus line the entire region of Schiphol, Amsterdam and Hoofddorp will be available.

Surface area

The following surface area is available;

ground floor:	approx. 130 sq m	unit 1B
1 st floor:	approx. 470 sq m	unit 2A, office wing

Parking

The corresponding parking places are located in the parking garage or on the parking deck and can be rented on the basis of a parking standard of 1 space per approx. 40 sq m rented office space. Charging stations for electric cars are available for tenants/visitors.

State of delivery

The building/ office space features include:

- representative entrance with staffed reception desk;
- suspended ceilings with LED lighting;
- heating by means of radiators with convector casing;
- two wings, each has its own elevator.

Unit 2A of approx. 470 sq m is equipped with its own sanitary facilities and a complete and luxurious interior with (glass) partitions walls, carpeting, a kitchen, data cabling, air conditioning units and interior blinds.

The building is provided with energy label A.

Rental price

The rental price is € 150 per sq m per year excluding VAT and service charges.

The rent for the parking places is € 975 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.

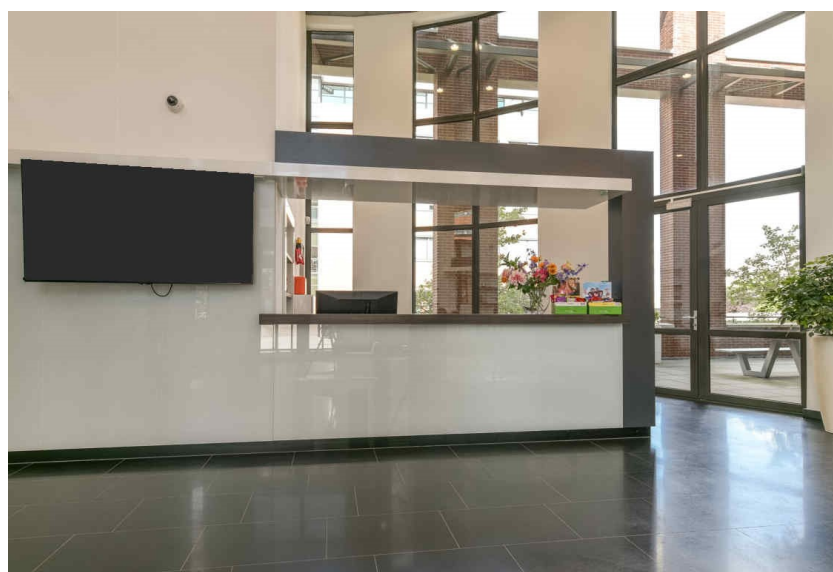
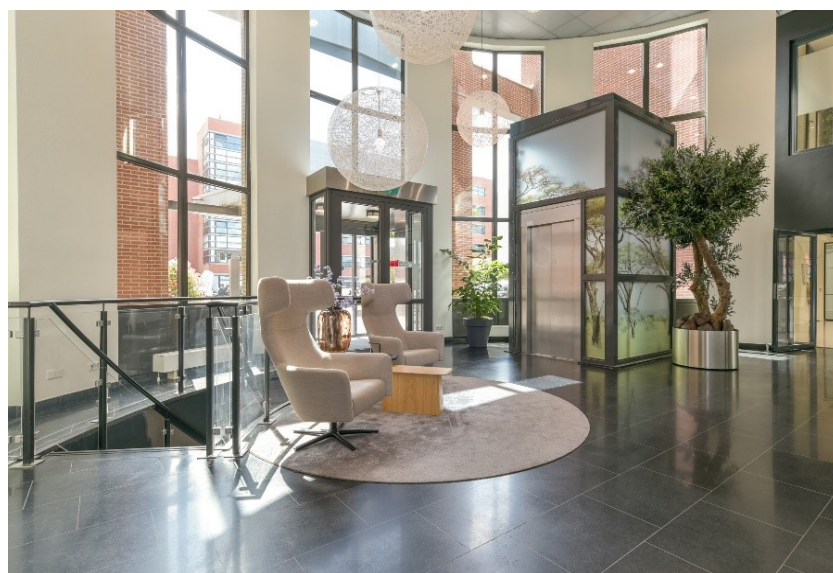
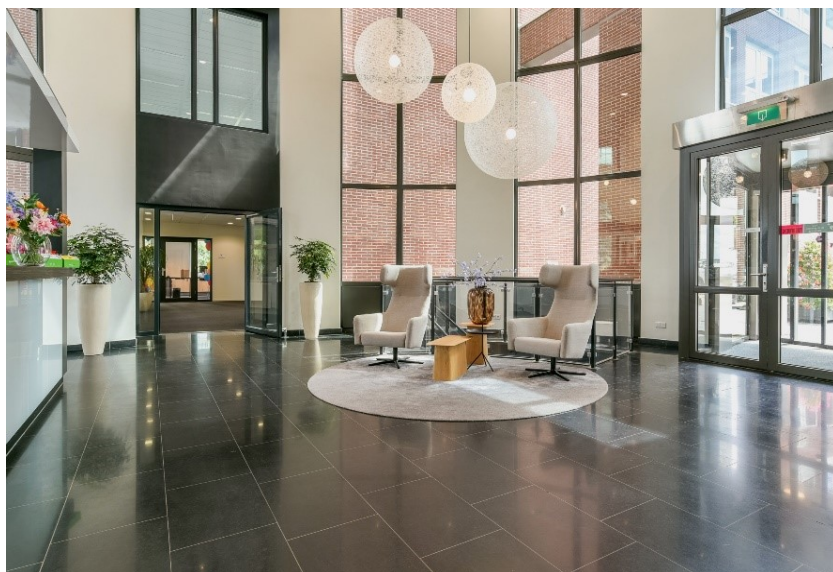
Acceptance

Immediately.

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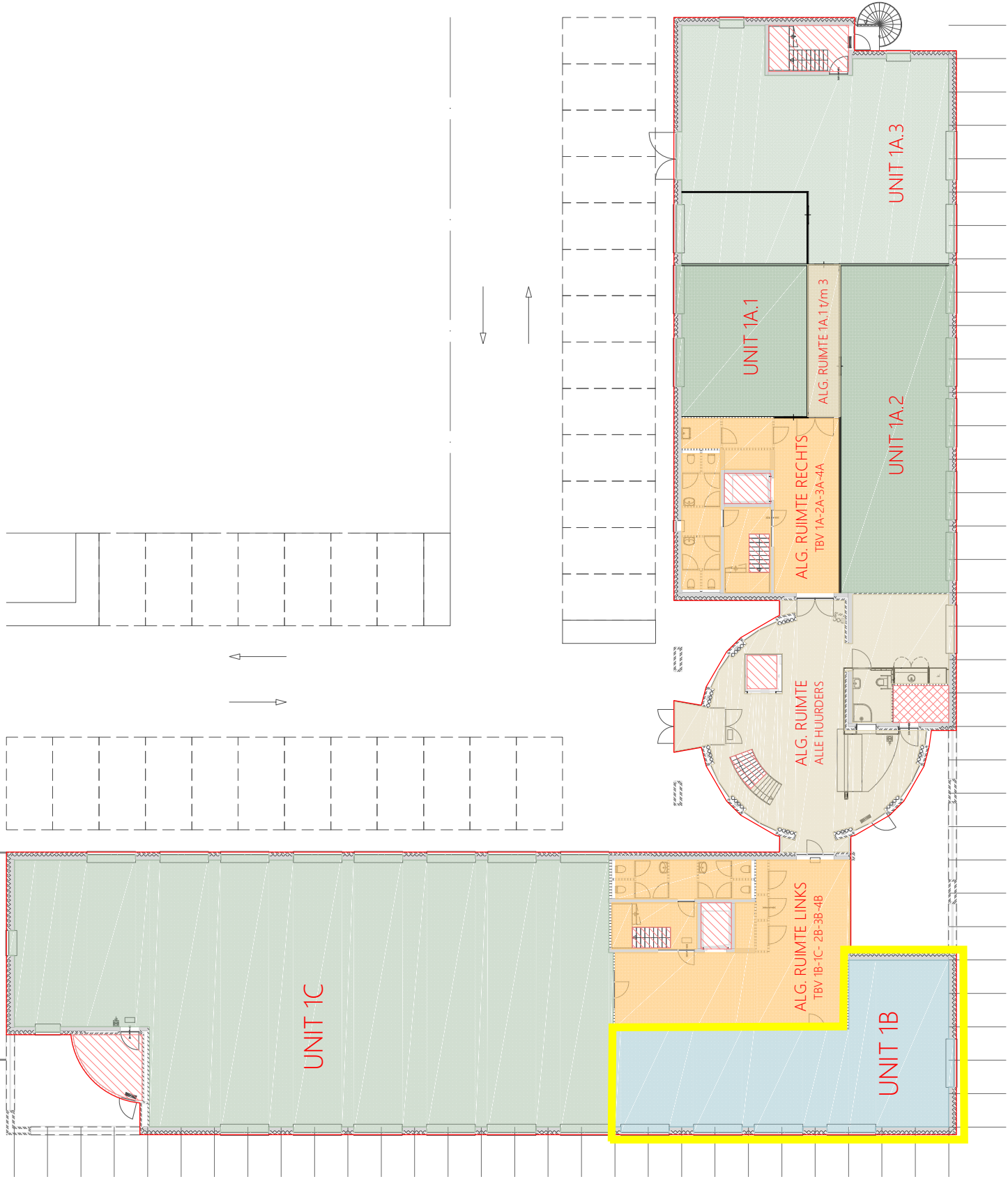






First floor





renvooi

- bestaande indeling
- meetlijn bruto vloeroppervlakte
- gemeten plafond hoogte
- vides > 4m²
- verticaal verkeer
- installatieruimte
- stahoogte lager dan 1,5m
- verhuurbaar oppervlakte unit...
- verhuurbaar oppervlakte unit...
- verhuurbaar algemeen alle huurders
- verhuurbaar algemeen links/ rechts



METAVAST

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object

Beschavenweg 2-16 Schiphol-Rijk

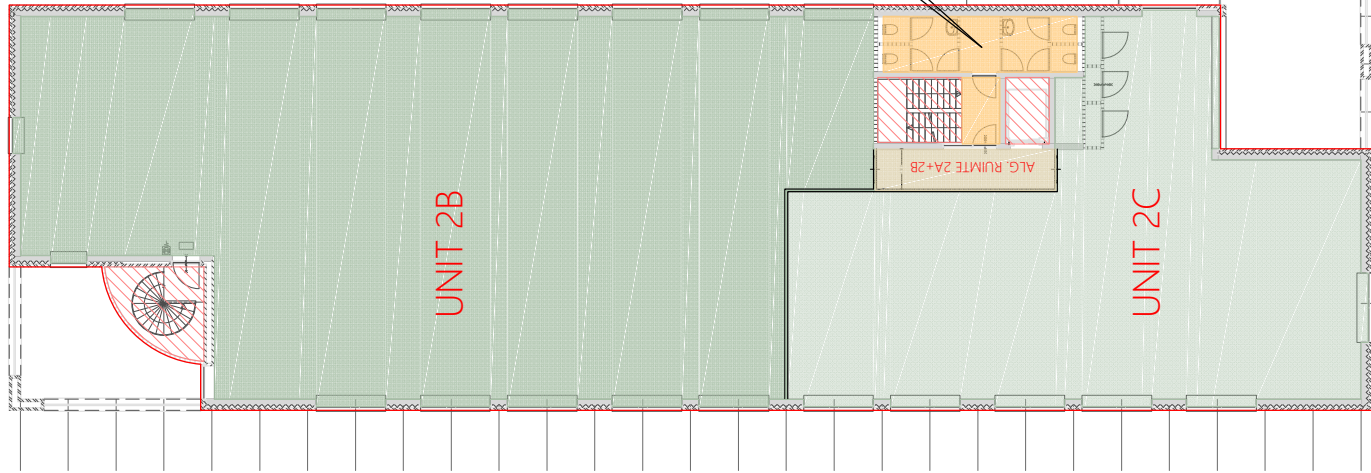
datum get. : 19-04-2019

schaal : 1:200 / A3

verdieping

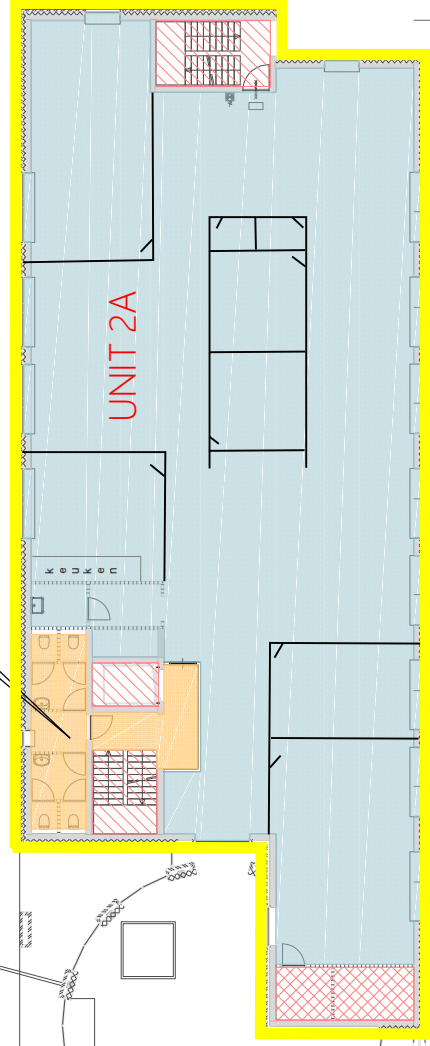
BG

10m



ALG. RUIMTE LINKS
TBV 1B-1C- 2B-2C-3B-4B

ALG. RUIMTE RECHTS
TBV 1A-2A-3A-4A



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