



Project Information

Beechavenue

Beechavenue 30 – 50
Schiphol-Rijk

To let

Office space at RichPort Park in Schiphol-Rijk

Beechavenue 30 - 50, Schiphol-Rijk

Project description

Total approx. 1,250 sq m office space, from approx. 200 sq m in a completely renovated and modernized office building.

The building of approx. 3,765 sq m has a modern central entrance hall with seating areas that the tenants (and their guests) can use.

The available spaces are equipped with, among others, carpeting, walls, kitchens, etc.

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 de park (Fokkerweg/Kruisweg crossing), within close proximity to the offices situates the "connection Schiphol Zuid" where the busses 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 building has a total area of approx. 3,765 sq m, of which currently available:

ground floor : approx. 208 sq m (unit 0.01);

1st floor : approx. 305 sq m (unit 1.01);

2nd floor: approx. 450 sq m (unit 2.02);

4th floor: approx. 290 sq m (unit 4.01).

Parking

An ample number of parking places is available for the office space offered (divided over the parking garage and the parking deck) based on a parking ratio of 1 place per approx. 35 sq m rented office space.

State of delivery

The building/office space features include:

- representative entrance with a natural stone floor, seating areas and plants;
- shower on the ground floor;
- two spacious elevators;
- mechanical ventilation with peak cooling;
- new modern sanitary facilities on each floor;
- windows that open;
- partly industrial ceilings and partly suspended ceilings with LED lighting;
- access control system.

The offered office spaces are in a turnkey condition and equipped with a layout by means of glass partition walls, partly PVC floor, partly carpeting, pantries / kitchens.

The building is provided with energy label B.

Rental price

The rental price for the office space is € 165 per sq m per year excluding VAT and service charges.

The rental price 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.

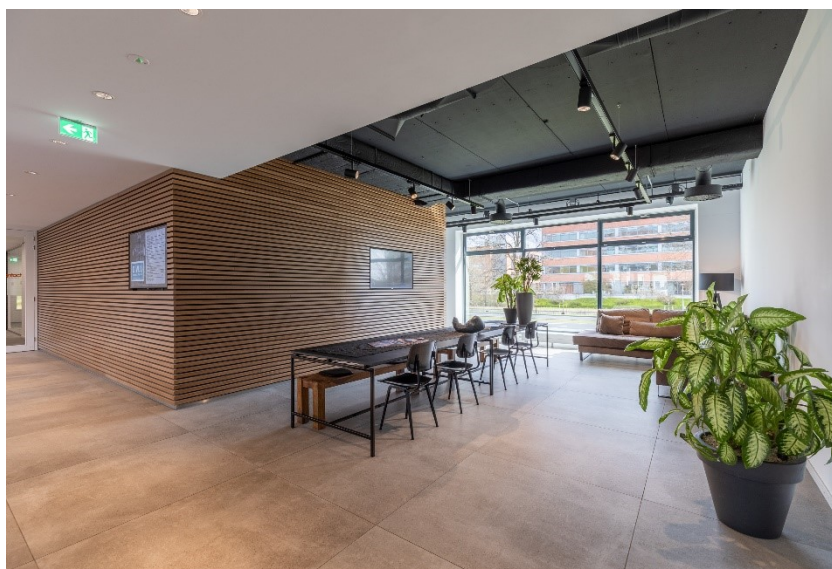
Service charges

The service charges are € 67 per sq m per year excluding VAT based on an advance payment with a yearly settlement.

Acceptance

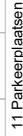
The ground floor and 1st floor are available immediately, the 2nd floor to be agreed upon.

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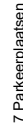






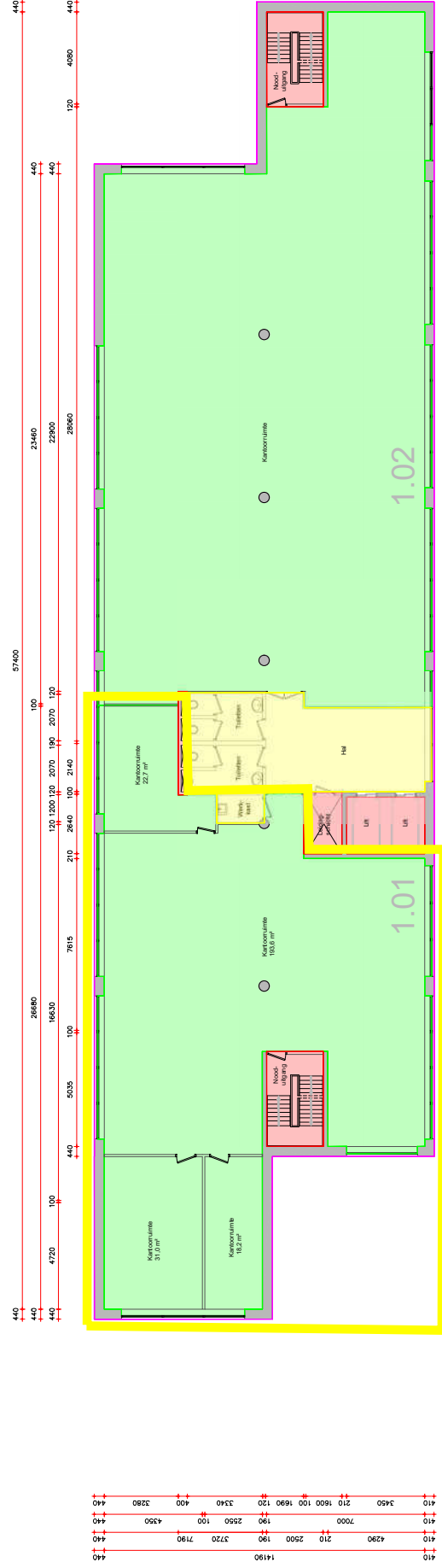


11 Parkeerplaatsen



9 Parkeerplaatsen

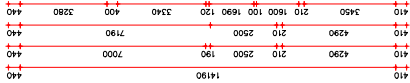
ONKSTHEMING	Magnus Group		
OPDRACHTGEVER	Beyne grond- & Rekerdeek		
VERDEELING	J.F.		
TEKENAAR	1:100		
SCHAAL	A1		
FORMAAT	10x14,2020		
DATUM			
AMFTEKENING	A		



Renvoorl	Dingende wanden (bepaald op basis van de dikte van de wand)	Lichte scheidingswanden (bepaald op basis van de dikte van de wand)
	VVO Bedrijfsruimte	
	VVO Algemene ruimte, gebouw niveau	
	VVO Algemene ruimte, bouwling niveau	
	Uitgangslin van VVO	

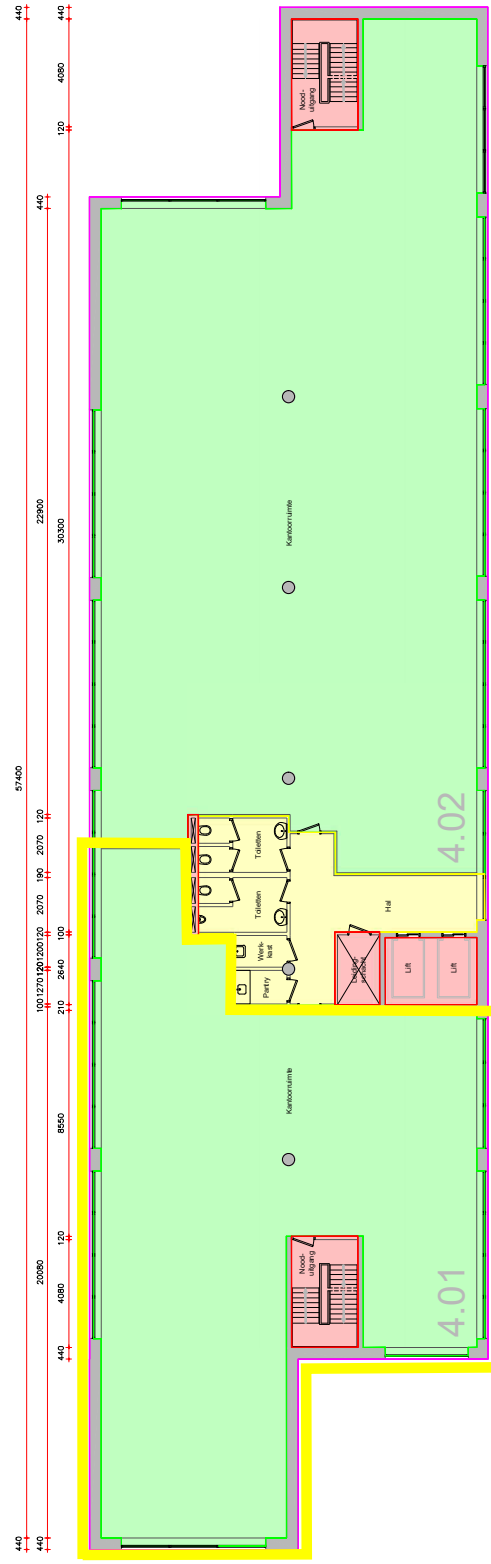
OMSCHRIJVING	Uitwerking BVO en WO complex, bestemmings 30-50, Schiedamsdijk
OPDRACHTGEVER	Magnus Group
VERBODING	In verdinging
TEKENAAR	J.F.
SCHAL	1:100
FORMAAT	A1
DATEUM	10-03-2020
MITTELS BRUGAAN	A

[illegible]



OMSCHRIJVING	OMSACHTGEVER	BA 2.02
VERBODEN G	Magnus Group	
TERENAR	2e verdieping	stage 2 ...
SCHALL	JF	stage 2 ...
FORMAAT	1:100	stage 4 ...
DATUM	A1	stage 4 ...
MEETLENTHIENAR	10-03-2020	stage 5 ...
		stage 5 ...

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OMKRIJNING	Uitwerking BVO en MO en andere Berekeningen 30-50, 50-punten		BA 4.02
OPDRACHTGEVER	Magnus Group		
VERBODEN G	4e verdieping		
TEREKENAR	J.F.		versie 2 ...
SCHAAI	1:100		versie 3 ...
FORMAAT	A1		versie 4 ...
DATUM	10-03-2020		versie 5 ...
METGEVERNAAR	A		

[illegible]