



Project information

Jadelaan

Jadelaan 46
Hoofddorp

To let

Detached office building at Business park Graan voor Visch in Hoofddorp

Jadelaan 46, Hoofddorp

Project description

This small-scale office building comprises approximately 180 sq m of floor space, distributed over two floors of around 90 sq m each.

The property offers ample parking facilities on its private, fenced grounds. At the rear, there is a covered warehouse/parking area of approximately 460 sq m, suitable for a variety of uses. Following the departure of the current tenant, the landlord will renovate the building and deliver it in good, modern condition in consultation with the new tenant. The property will be equipped with suspended ceilings featuring LED lighting, new sanitary facilities, and a kitchen.

Graan voor Visch Business Park is home to a diverse range of companies across various sectors, including logistics, automotive, and wholesale, as well as office users, educational institutions, and limited residential functions. The park is strategically located along the ring road of Hoofddorp, ensuring excellent accessibility.

Location

The Graan voor Visch business park enjoys excellent connectivity via the A4, A44, and A5 motorways, providing direct links between Amsterdam, The Hague, and Rotterdam. A nearby shopping center is just a short drive away, offering convenient access to everyday amenities.

Thanks to its proximity to Hoofddorp railway station, the area is also easily accessible by train, complemented by an extensive network of bus services operating from the station.

In addition, the business park benefits from two stops along the R-net high-speed bus corridor located at its edge. These provide rapid and efficient connections: line 300 links Haarlem and Amsterdam-Zuidoost via Schiphol, while line 310 connects Nieuw-Vennep to Amsterdam Zuid WTC via Schiphol. This ensures outstanding accessibility by public transport.

Surface area

The total available surface area is approx. 180 sq m, divided as follows:

ground floor: approx. 99 sq m

1st floor: approx. 82 sq m

Indoor (parking) area/separated outdoor area: approx. 460 sq m.

Parking

To the available space belong 15 parking places located on its own enclosed outdoor premises. A substantial number of additional parking places are also available in the parking garage belonging to the complex.

State of delivery

The building is and/or will be equipped with, among other things:

- representative entrance;
- open staircase with open connection to the first floor;
- kitchen;
- sanitary facilities;
- cable ducts for data and electricity cabling;
- suspended ceilings with LED lighting;
- carpeting.

The building is provided with energy label C.

Rental price

The rental price is € 72,500 per year excluding VAT and services charges.

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 rise to VAT deductions, so that taxed rent may be opted for.

Service charges

The service charges will be determined later.

Zoning

The building is governed by the zoning plan "Hoofddorp Graan voor Visch Zuid"

Under the current zoning regulations, it is designated as "Business Park", permitting uses up to and including Category 2.0.

The full zoning plan and applicable regulations are available upon request.

Acceptance

To be agreed upon.

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