



Project Information

Building Spica

Spicalaan 1 - 59
Hoofddorp

To let

Office space in Building Spica at Beukenhorst Oost in Hoofddorp

Spicalaan 1 - 59, Hoofddorp

Project description

Various office spaces from approx. 300 sq m in this modern complex of approx. 11,000 sq m in total, with a spacious central entrance hall with a manned reception/hospitality desk, a coffee corner and a restaurant with terrace.

There is an business centre for the tenants with meeting rooms of various sizes. Due to the great diversity of tenants, it is a lively building and a pleasant working environment.

The complex is surrounded by extensive green areas and terraces.

In the immediate vicinity of the building there are several hotels, including an NH Hotel and a Hyatt Hotel. The hotels offer various facilities such as meeting accommodations, restaurants, fitness rooms, etc.

Location

With both the new exit to the A4 (Amsterdam-Den Haag-Rotterdam) and the A5 (Haarlem) at only a few car minutes away, the area offers excellent access to major roads. The NS train station is in close proximity as well, and Schiphol Airport is only 10 minutes away by car.

A bus stop for R-Net bus line is in the direct vicinity of the building. This high speed, dedicated bus lane service connects Haarlem (via Schiphol) to Amsterdam-Zuidoost (line 300) and Nieuw-Vennep to Schiphol Airport and Amsterdam-Zuid WTC (line 397) and guarantees perfect access via public transport.

Surface area

The following spaces are currently available:

ground floor	:	approx.	952 sq m	(unit 0.2)
1 st floor	:	approx.	319 sq m	(unit 1.3b)
1 st floor	:	approx.	931 sq m	(unit 1.4 & 1.3a)

Partial letting is possible starting from approx. 300 sq m.

The spaces are indicated on the attached situation sketches.

Parking

Parking places are available based on the very generous parking norm of 1 parking place per approx. 50 sq m office space. These parking places are situated in the secured parking garage below the building.

State of delivery

The building/office space features include:

- spacious entrance with manned Hospitality-desk and a coffee corner with seats;
- restaurant;
- terrace / garden;
- access control system with camera surveillance;
- alarm system;
- various elevators;
- mechanical ventilation with peak cooling;
- sanitary facilities per floor wing;
- suspended ceilings with built-in light fixtures;
- meeting rooms.

The building is provided with energy label A and the BREEAM-NL In-Use "excellent" certificate.

Rental price

The rental price for the office space: from € 200 per sq m per year excluding VAT and service charges.

The rental price per parking place is € 1,300 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 purpose 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 € 75 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

On short notice.

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Impressions







object: Spicalaan 1-59
plaats: Hoofddorp
datum: 29 oktober 2021
betreft: **VVO per unit**
conform NEN 2580
schaal: 1:400

NB: de vermelde VVO is
inclusief toerekening van
algemene ruimte

begane grond



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1e verdieping