



Project Information

The Red Office

Wegalaan 30 - 46
Hoofddorp

To let

Office space in The Red Office at Beukenhorst Oost in Hoofddorp

Wegalaan 30 - 46, Hoofddorp

Project description

Various office spaces, varying in size from approx. 110 sq m to approx. 685 sq m in the very recognizable office building The Red Office with a sleek design and appearance on both the inside and outside.

The building has a total surface area of approx. 4,378 sq m and has a private parking area. The spacious central entrance hall has a warm appearance and is equipped with various seating areas that tenants and their visitors can use.

The building is located in the Beukenhorst Oost office area, within walking distance of the train station.

Location

Accessibility is excellent with the A4 / A44 (Amsterdam - The Hague - Rotterdam), and the A5 a few car minutes away. Schiphol Airport is reachable within 10 minutes by car. The NS-railway station Hoofddorp is a short distance away. At the NS station there is a stop of the free bus lane R-Net, the superfast 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 total surface area is approx. 4,378 sq m, of which currently available for rent:

1 st floor unit 1.01	approx. 384 sq m
1 st floor unit 1.02	approx. 110 sq m
1 st floor unit 1.05	approx. 199 sq m
3 rd floor unit 3.02	approx. 685 sq m
4 th floor unit 4.01	approx. 503 sq m entire 4 th floor with roof terrace

Parking

The building has a private parking area. The office space comes with parking places based on the parking norm of 1 place per approx. 50 sq m rented office space.

Adjacent to the building there is also a public parking lot based on a regular parking fee or via a subscription.

State of delivery

The building/the office features include:

- representative spacious entrance;
- 2 elevators;
- mechanical ventilation with peak cooling;
- modern sanitary facilities per floor;
- smoothly finished floors;
- cable ducts;
- windows that can be opened;
- suspended ceiling with LED lighting;
- heating by means of radiators with modern casing.

All available spaces are equipped with a new kitchen with built-in appliances.

The majority of the available spaces are equipped with a (room) layout by means of modern glass partitions.

The 4th (top) floor of approx. 500 sq m has access to a private roof terrace.

The building is provided with energy label A.

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 € 1,050 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 € 45 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.

Although BT Makelaars takes due care in compiling all information provided, the accuracy of the content cannot be guaranteed and no rights or obligations can be derived from the information provided.







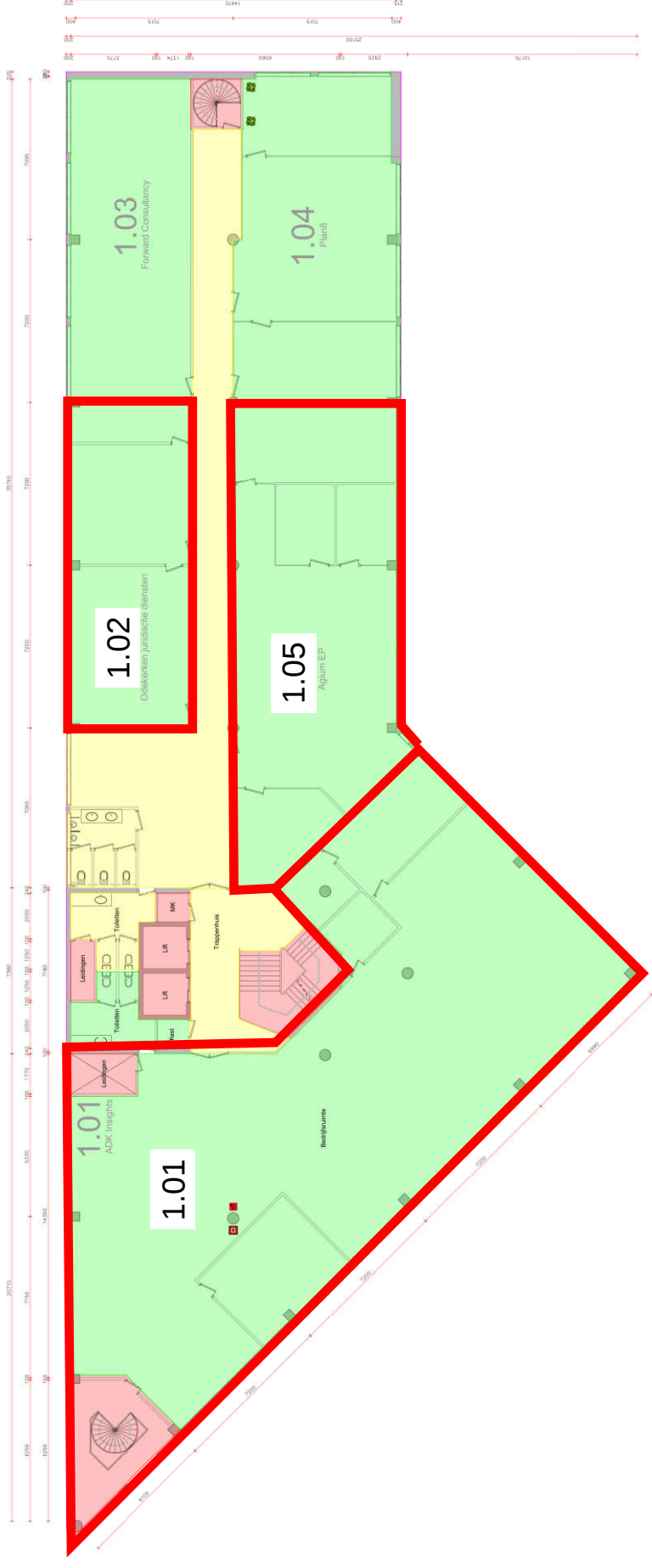




Example layout



1e verdieping



Renvoor!	
	Dragende wanden (opstaad op basis van de dikte van de wand)
	Lichte schrijdruiswanden (bepaald op basis van de dikte van de wand)
	VVO Biofitferumite
	VVO Algemene ruimte, gebouw niveau
	VVO Algemene rijsite, bouwlaag niveau
	Uitgesloten van VVO

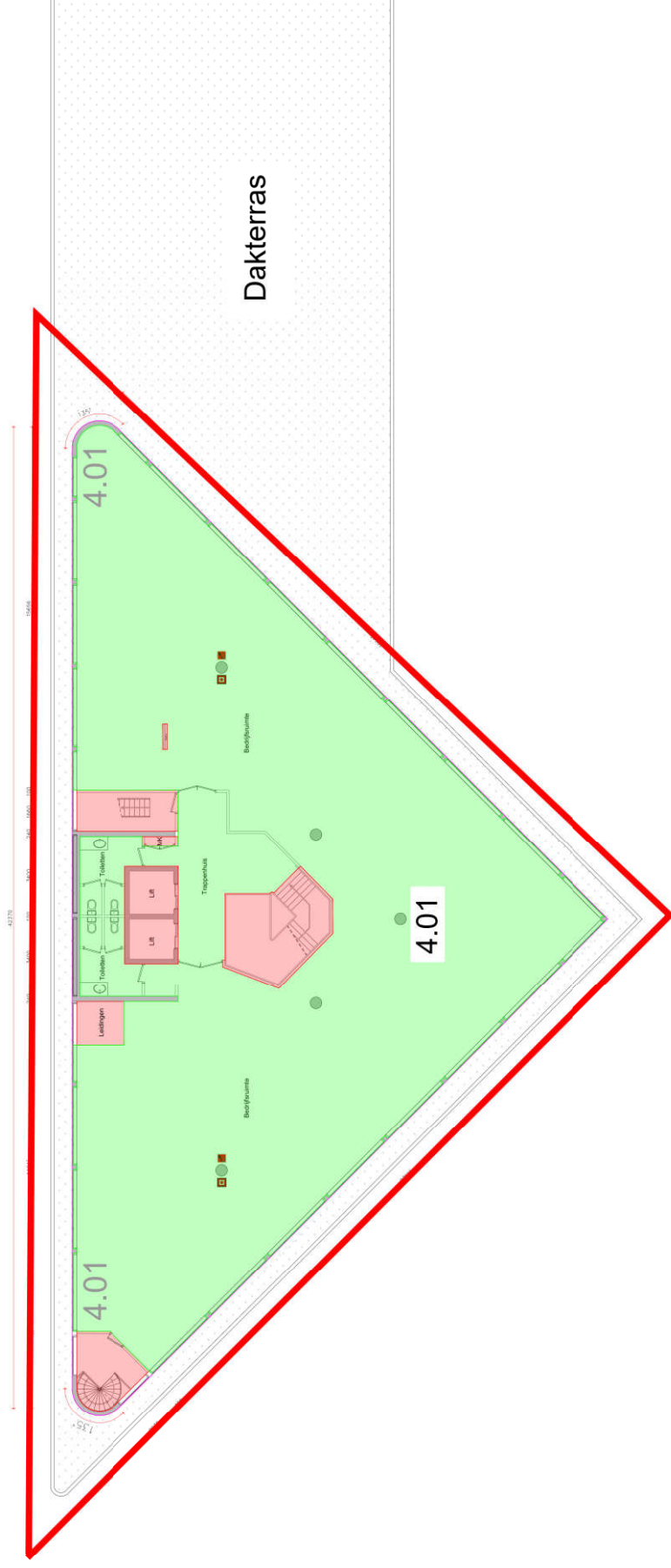
ONBESCHRIJVING	Uitwerking BIVD op VVD complex, Vegatien 20-46, hooftoor		WL 1.02
OPMAGHTIGER	Duo bilineer	Wsp 2: --	
VERDEPING	1e verdieping	Wsp 2: --	
TIEFENWA	BB	Wsp 3: --	
SCHAL	1'00	Wsp 4: --	
FORMAAT	A3	Wsp 5: --	
DATUM	16-08-2016	Wsp 6: --	
MEETCERTIFICAAT	A		

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Rempval   	Dergende waarden (opgeeft op basis van de dake van de dak)	WL 3.02 2012-2021 (P) 2012-2021 (P) 2012-2021 (P) 2012-2021 (P) 2012-2021 (P)
	Lichte schiedingen (opgeeft op basis van de dake van de dak)	
	VVO Beschikking	
	VVO Argumenten uitkomst, gebouwen nieuw	
	VVO Argumenten uitkomst, bouwjaar nieuw	
Uitleggen van VVO	Uitleggen van VVO	Uitleggen van VVO

Wegalaan 30-46 te Hoofddorp
4e verdieping



Renooi	
	Dreigende wanden (bepaald op basis van de dikte van de wand)
	Lichte schiedrijnwanden (bepaald op basis van de dikte van de wanden)
	VVO Bedrijfsruimte
	VVO Algemene ruimte, gebouw niveau
	VVO Algemene ruimte, bouwlaag niveau
	Uitgekleid van VVO

OMSCHRIJVING	Dus Beheer	wijze 2:	—
OPDRACHTGEVER	de verzorging	wijze 2:	—
VESPREIDING	Bil.	wijze 3:	—
TIEKENAAR	1:100	wijze 4:	—
SCHAAL	A1	wijze 5:	—
FORMAT		wijze 6:	—
DATUM	18-09-2016		
METCIERTUIGANT	A		

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