BT MAKELAARS

Project Information

Building Le Carré A

Beechavenue 182 – 200
Schiphol-Rijk

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To let

Office building Le Carré A at RichPort Park in Schiphol-Rijk

Beechavenue 182 – 200, Schiphol-Rijk

Project description

Detached office building of approx. 2,276 sq m, divided over five floors, located on the high-quality RichPort Park in Schiphol-Rijk.
The office building is the only available single-tenant building of this size in Schiphol-Rijk.
Whether you rent one floor or the entire building: Le Carré A guarantees customization. The office space will be delivered in its current state but can also be renovated and furnished entirely according to the wishes of a single tenant. A "tailor-made solution", with which the owner has extensive experience.
Sustainable and ready for the future: with energy label A+, the building meets the requirements of modern, energy-efficient users.
Tenants of Le Carré A can use the fully equipped meeting center in the adjacent building Le Carré B, including a staffed reception and four modern meeting rooms that can be rented on a flexible basis.

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 “junction 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 is reachable.

Surface area

The building has a total surface area of approx. 2,276 sq m, divided as follows:

ground floor : approx. 477 sq m
1st floor : approx. 452 sq m
2nd floor : approx. 474 sq m
3rd floor : approx. 474 sq m
4th floor : approx. 399 sq m

Parking

A total of 61 parking places is available for the office building (as well as two places for parking motorcycles), closed by a barrier.
There are currently 10 charging stations available for general use.

State of delivery

The building / office space features include:
➞ spacious entrance;
➞ two renovated elevators;
➞ windows that open;
➞ industrial ceilings with LED lighting
➞ mechanical ventilation with peak cooling;
➞ two renovated sanitary facility groups per floor;
➞ automatically sun blinds.

The building is provided with energy label A+.

The building offers the unique opportunity to be renovated/furnished completely according to the wishes of a tenant in cooperation with the owner. A "tailor-made solution" with which the owner has recently had a good experience.

Rental price

The rental price for the office space is € 135 per sq m per year, excluding VAT and service charges.

The rental price for the parking places is € 950 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 amounts to € 25 per sq m per year, as well as € 25 per sq m per year for the supply of utilities. Both amounts are exclusive of VAT.
This is based on an advance payment; settlement will take place annually based on the actual costs incurred.

Acceptance

At short notice.

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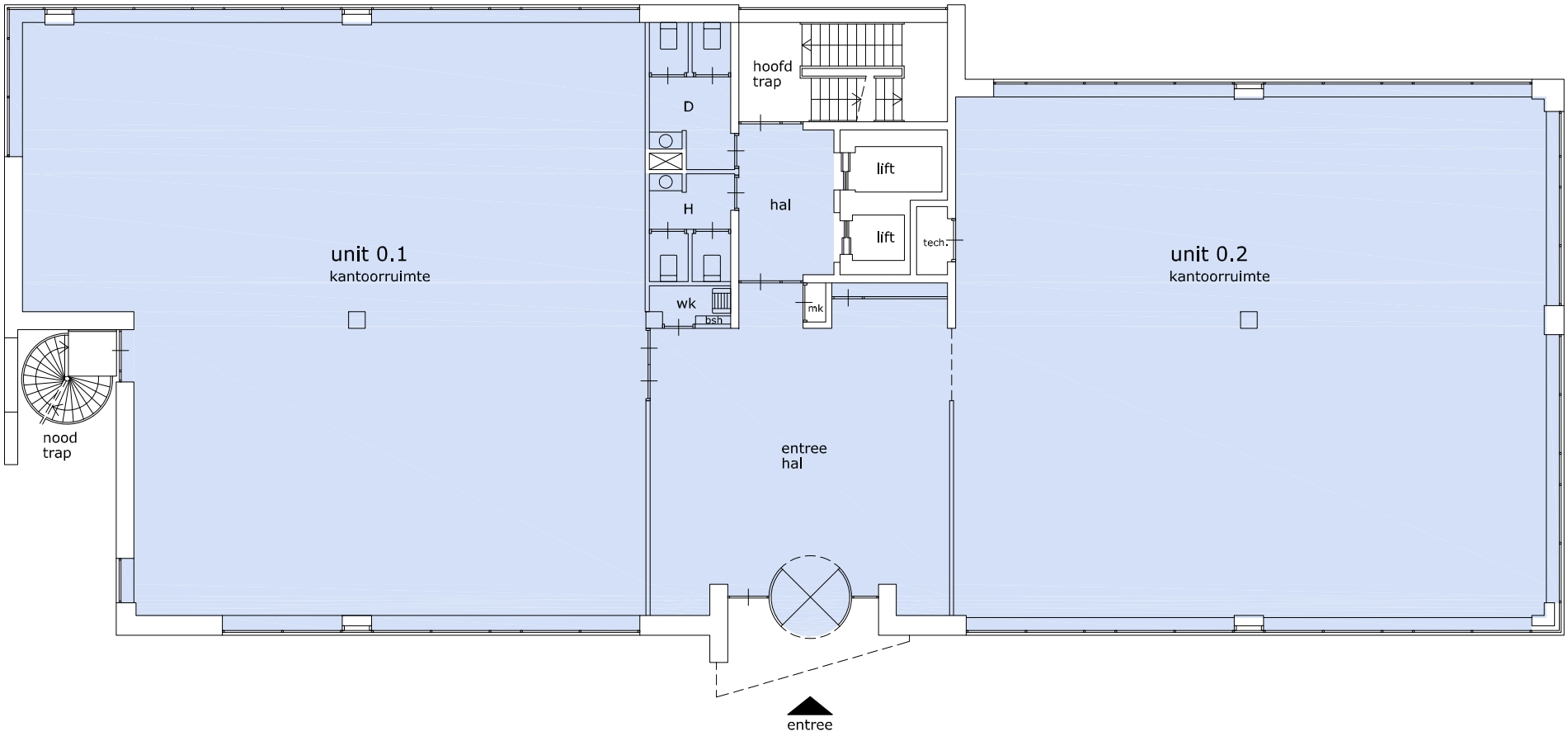

begane grond

1 3 5
0 2 4 10m

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Le Carré - gebouw A
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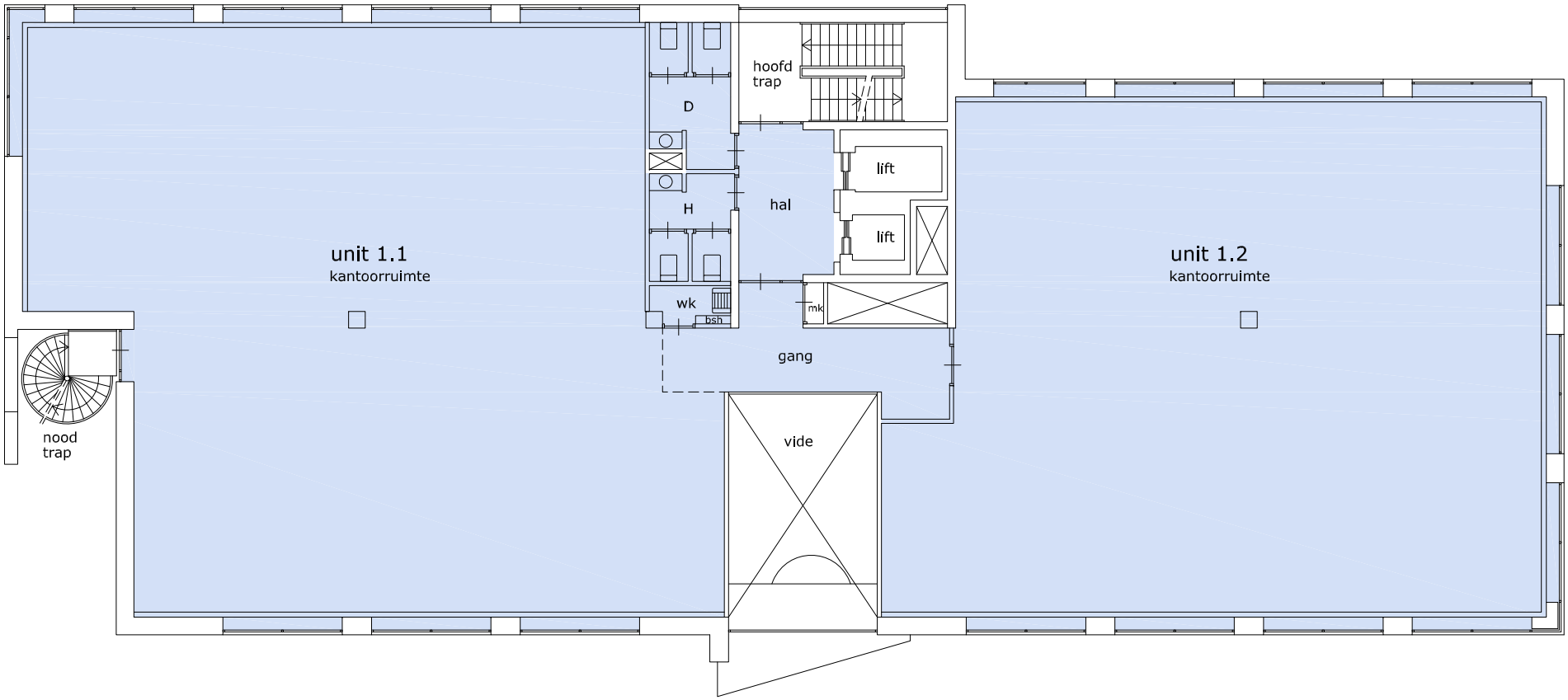
bladnr.: 02



1e verdieping

1 3 5
0 2 4 10m

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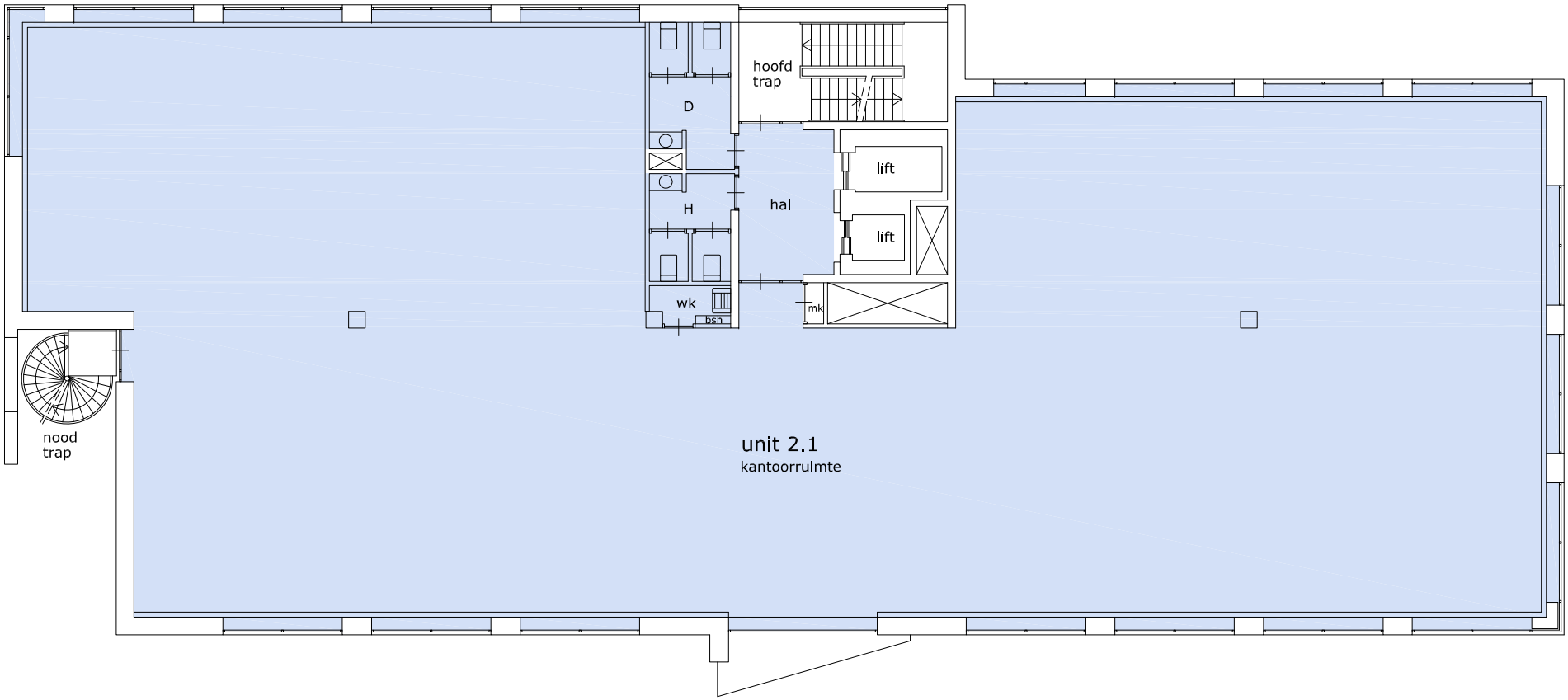

2e verdieping

1 3 5
0 2 4 10m

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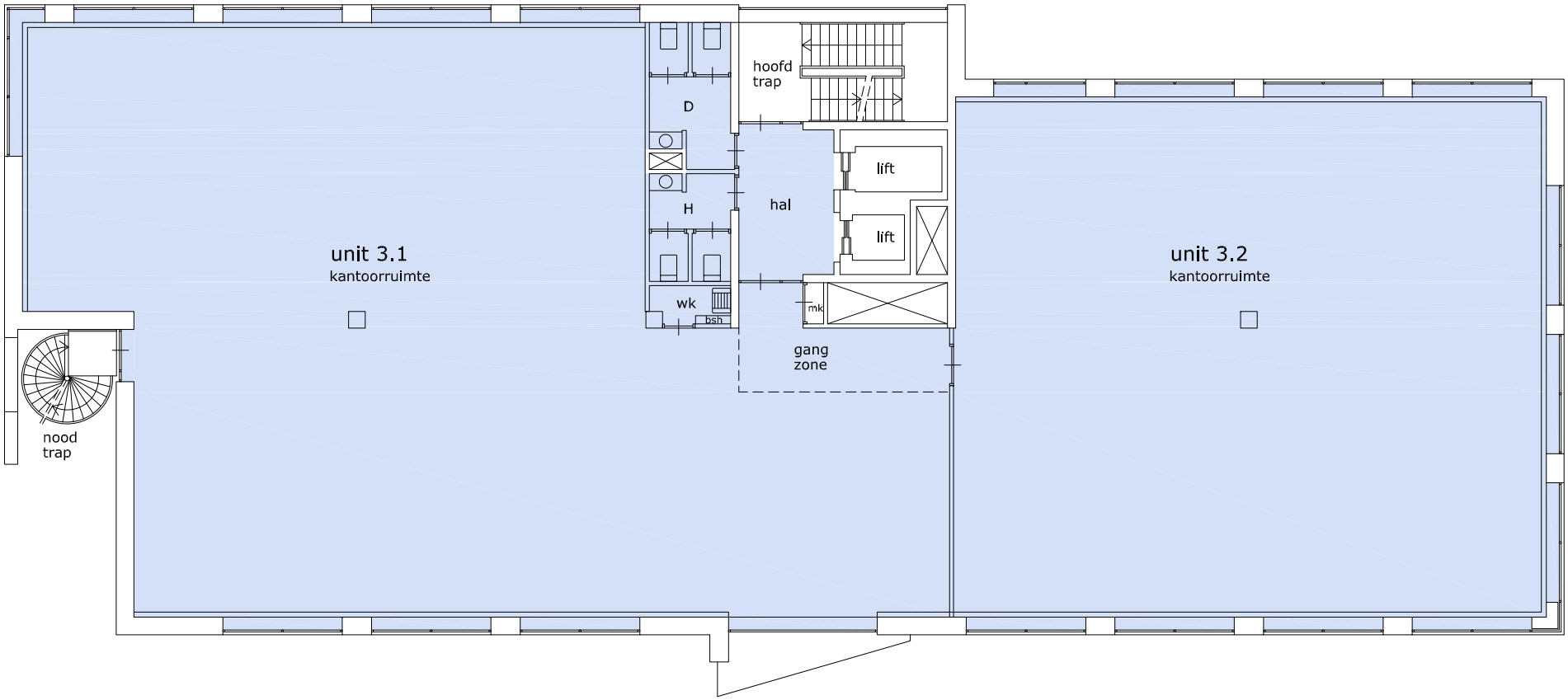

3e verdieping

1 3 5
0 2 4 10m

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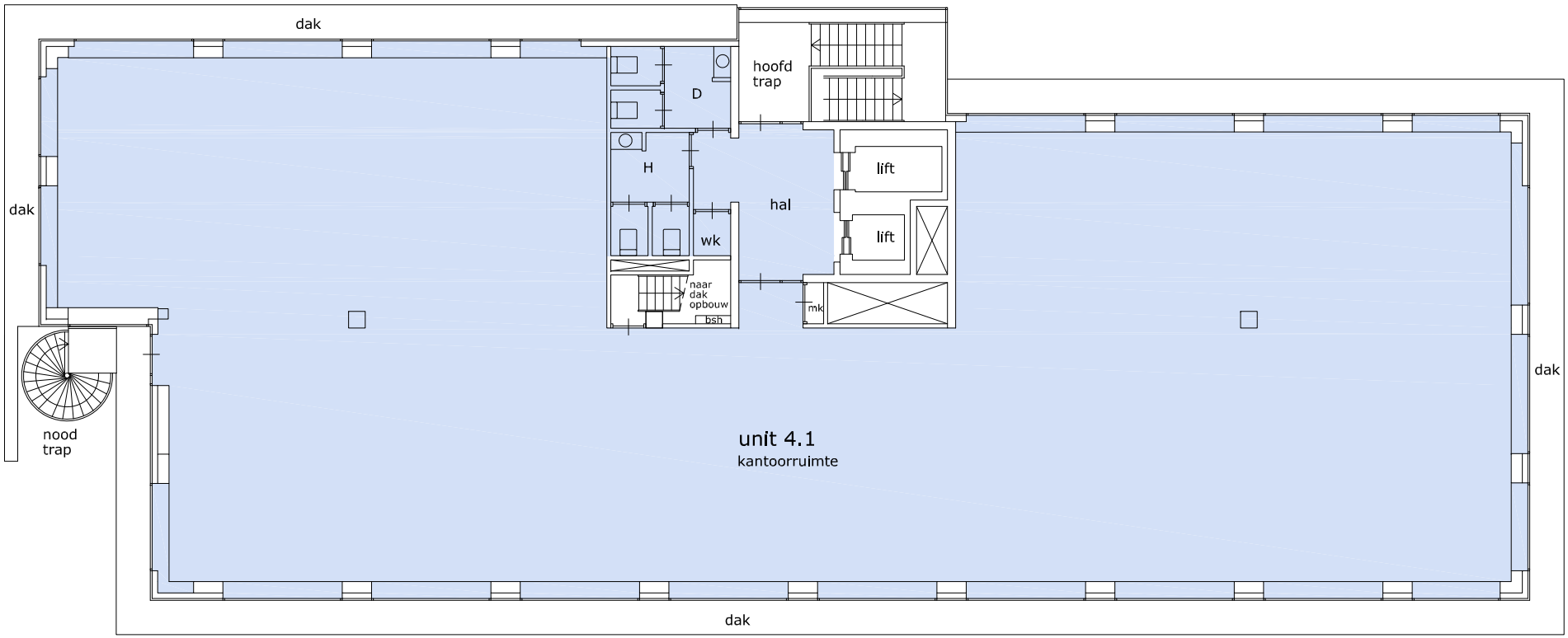

4e verdieping

1 3 5
0 2 4 10m

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