



Project Information

Orion Campus Building

Building West
Siriusdreef 66
Hoofddorp

To let

Office space in Orion Campus Building at Beukenhorst Oost in Hoofddorp

Siriusdreef 66, Hoofddorp

Project description

In the distinctive Orion Campus complex, the entire first floor of the West building, comprising approx. 953 sq m of office space, is available for lease. The campus as a whole comprises approx. 11,000 sq m, divided over three buildings.

The campus has been designed in an Art Deco style, featuring geometric patterns and shapes, clean lines, and rich materials in a wide variety of colors. It meets the highest standards, including those relating to sustainability.

In addition to state-of-the-art office space, the complex offers a coffee bar, a meeting center with five meeting rooms, and a gym. The complex also features a restaurant with an outdoor terrace. The campus includes a shared parking garage, a beautifully landscaped and well-maintained garden, and is located just a short walk from an R-Net dedicated bus lane stop.

Location

The accessibility is excellent with the exit of the A4/A44 (Amsterdam – Den Haag - Rotterdam) and the A5 just a few minutes away by car. There is an R-Net bus stop right next to the complex, accessible via a footbridge. This is a free bus lane, a superfast bus connection between Haarlem via Schiphol to Amsterdam-Zuidoost (line 300) and between Nieuw-Vennep via Schiphol to Amsterdam Zuid WTC (line 397). The NS-station is also at short distance and Schiphol Airport can be reached by car within 10 minutes.

Surface area

The entire 1st floor of building West comprises approx. 953 sq m of office space.

State of delivery

The complex/building is among other things provided with:

- representative entrance hall;
- luxury elevators;
- large windows with optimal light ingress;
- suspended ceilings with LED lighting in combination with motion detectors;
- luxury sanitary facilities;
- peak cooling in combination with heat pump;
- fully digital climate control system;
- raised computer floor;
- heating by means of radiators in combination with air handling.

In addition, the space offered is turnkey and equipped with, among other things:

- layout with some partitions;
- interior blinds;
- industrial ceilings;
- carpeting (partly hard, partly soft);
- pantry with dishwasher and Quooker tap.

The building is provided with energy label A+.

Parking

To the available space belong 34 parking places which are located on the parking deck and in the parking garage underneath the building.

Rental price

The rental price for the office space is € 220 per sq m per year excluding VAT and service charges.

The rental price for the parking places is € 1,250 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 € 63 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

By mutual agreement, at short notice.

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GENERAL FACILITIES CAMPUS







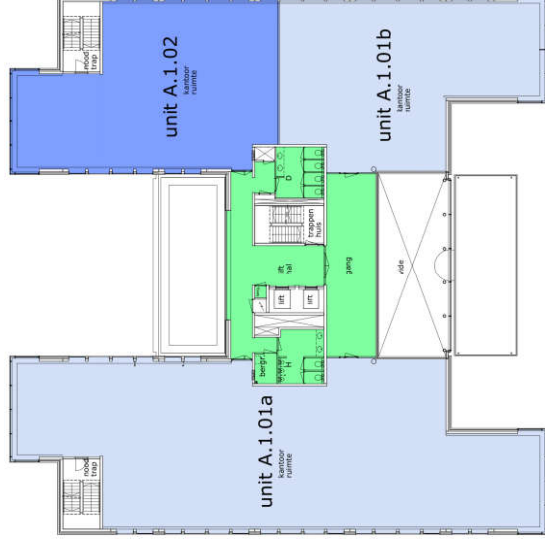
ORION - WEST BUILDING



OFFICE SPACE FIRST FLOOR







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