



## Project Information

## Hoeksteen 155

Hoeksteen 155  
Hoofddorp

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## **Warehouse/office unit at Airport Business Park 'De Hoek' in Hoofddorp**

### **Hoeksteen 155, Hoofddorp**

#### **Project description**

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Warehouse/office unit of approx. 893 sq m, part of a complex of total 14.000 sq m. warehouse and office space divided over several buildings. This unit comprises approx. 438 sq m of warehouse space and approx. 455 sq m of office space, divided over the ground, first and second floors.

The complex is located at Airport Business Park de Hoek, a mixed business park. The owners and users of the buildings at the Airport Business Park De Hoek have set up a Park Management Organisation, which takes care of, among other things, the security of the site and the maintenance of roads and green areas. The grounds include a NH Hotel and a Hyatt Hotel, both hotels offer various facilities such as meeting accommodations and restaurants, gyms, etc.

#### **Location**

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The accessibility of the area is undoubtedly excellent due to its location at the foot of the exit of the A4 (Amsterdam-The Hague-Rotterdam) and A5 (Haarlem). The site is also easily accessible by public transport with bus lines 263 and 140. The stops are located on the edge of the site (Parallelweg Kruisweg/corner Zandsteen). The free elevated bus lane R-Net has a stop (De Hoek Boven) within walking distance. This super-fast bus connection runs between Haarlem via Schiphol to Amsterdam-Zuidoost (line 300) and between Nieuw-Vennep via Schiphol to Amsterdam Zuid WTC (line 341) or Amsterdam Centrum (line 397) guarantees perfect accessibility by public transport.

#### **Surface area**

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The following unit is available:

Hoeksteen 155: approx. 438 sq m warehouse space

approx. 456 sq m office space (divided over the ground, first and second floors)

#### **Parking**

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To the offered space belong 3 parking places situated on private ground.

## State of delivery

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The building/ the unit features include, among other things:

- windows that can be opened;
- clear height approx. 7,0 m;
- electric overhead door;
- central heating by means of radiators/gasheaters;
- mechanical ventilation;
- sanitary facilities;
- pantry/kitchen;
- suspended ceilings with LED lighting;
- cable ducts.

## Rental price

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The rental price is € 98,000 per year including parking places, excluding VAT and service 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 right to VAT deductions, so that taxed rent may be opted for.

## Service charges/utility costs

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The advance payment for service charges and utility costs amounts to € 10 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

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Per May 2027.

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.







**opdrachtgever :**

## Unit indeling

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|-----------------------------------------------------------------------------------|----------------------------|
|  | Onverhuurbaar              |
|  | Algemeen                   |
|  | Gemeenschappelijk          |
|  | Gedeeld                    |
|  | Unit                       |
|  | (On)overdekte buitenruimte |
|  | Vide & Schalmgaten         |

**objectnaam :**

Kantoren & bedr.hallen  
Avio Trade Park  
te Hoofddorp

**bouwlaag :**

AVIO I  
Begane grond

projektnummer : papier formaat :

A3 papier format A.

objektnummer : getekend :

FZ

datum :                      school :

**paraaf :**

**tekeningsnummer :**

2241 UI 00

opdrachtgever :

### Unit indeling

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|-----------------------------------------------------------------------------------|----------------------------|
|  | Onverhuurbaar              |
|  | Algemeen                   |
|  | Gemeenschappelijk          |
|  | Gedeeld                    |
|  | Unit                       |
|  | (On)overdekte buitenruimte |
|  | Vide & Schalingaten        |

objectnaam :

Kantoren & bedr.hallen  
Avio Trade Park  
te Hoofddorp

bouwlaag :

AVIO I  
1e Verdieping

projectnummer :

papier formaat :  
A3

objectnummer :

getekend :  
FZ

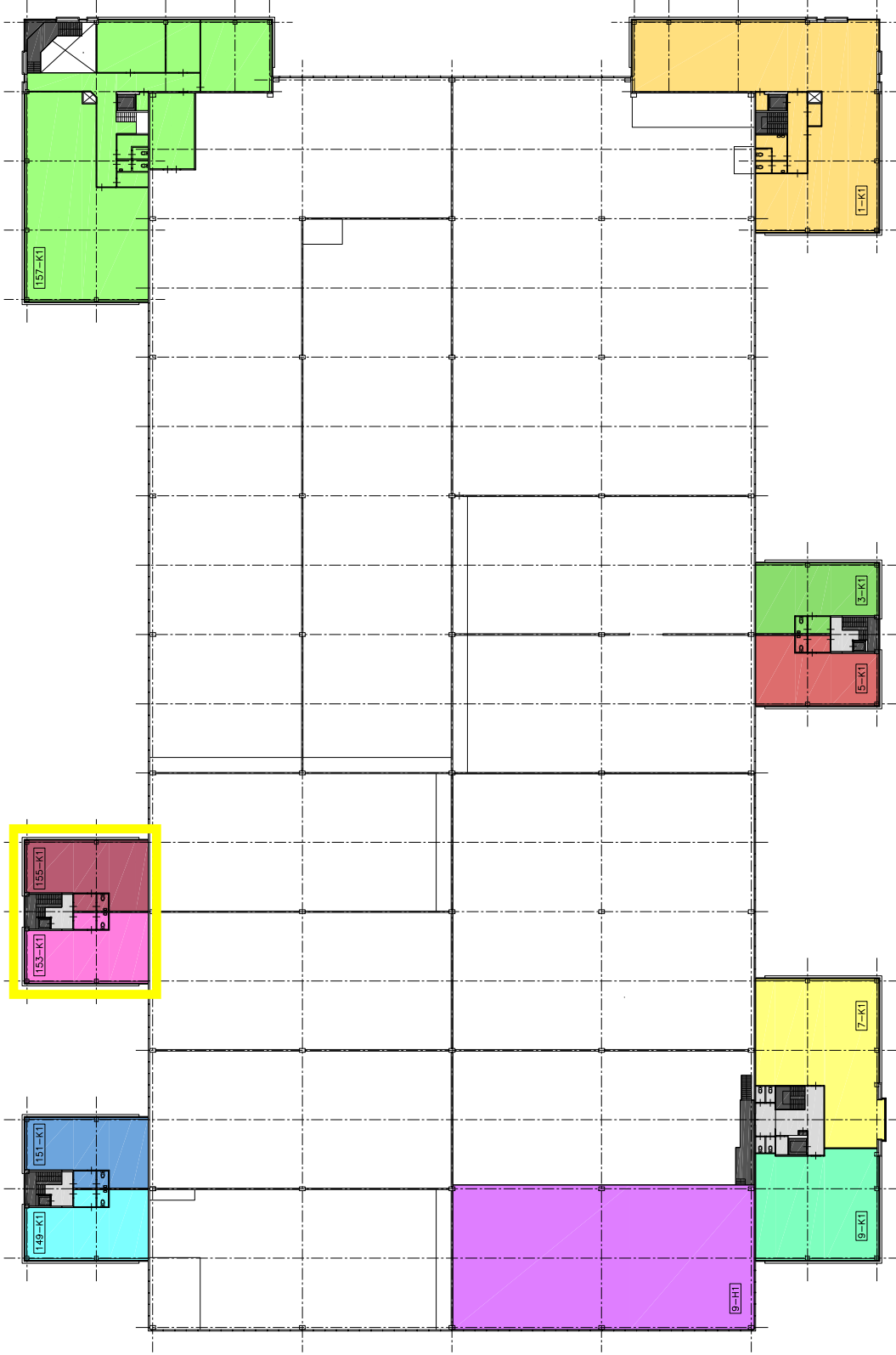
datum :

10-07-2008  
schaal :  
1:600

paraaf :

tekeningnummer :

2241 UI 01



opdrachtgever :

### Unit indeling

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|-----------------------------------------------------------------------------------|----------------------------|
|  | Onverhuurbaar              |
|  | Algemeen                   |
|  | Gemeenschappelijk          |
|  | Gedeeld                    |
|  | Unit                       |
|  | (On)overdekte buitenruimte |
|  | Vide & Schalingaten        |

objectnaam :

Kantoren & bedr.hallen  
Avio Trade Park  
te Hoofddorp

bouwlaag :

AVIO I  
2e Verdieping

projectnummer :

papier formaat : A3

objektnummer :

getekend : FZ

datum :

10-07-2008

schaal : 1:600

paraaf :

tekeningnummer :

2241 UI 02

