



For rent

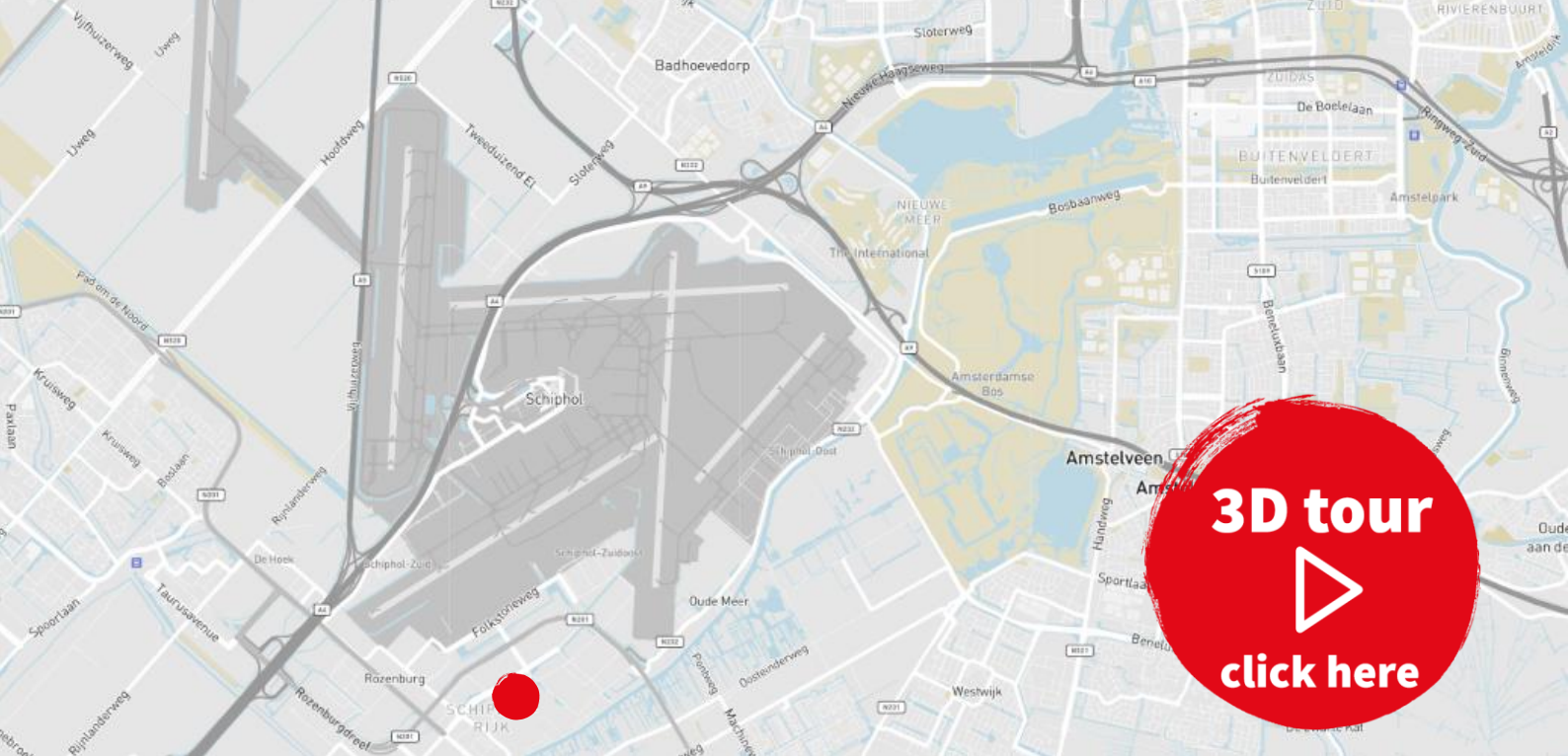
‘Cumulus’

**Tupolevlaan 65-75,
Schiphol-Rijk**



JLL

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Ambitions*



Property description

Cumulus is located near the leading Radisson SAS hotel and in the near vicinity of Schiphol Airport. The office building has a total surface of 5,263 sq m divided between the ground floor and 5 upper floors. A parking garage is located under the building below ground level. Moreover, it has its own parking facility underneath the subject building. Another characteristic of this premises is that high-quality and durable materials have been used in the development.

Location

The spacious layout, the ample green space as well as the water features are characteristic for this park-like area. Business park Schiphol-Rijk is a successful and accessible business area where many prominent companies are established like KLM, TUI Travel Agencies, Merck Serono, Yamaha, Unisys, BMC and UPC. Moreover in the direct vicinity a day-care centre, hotel including fitness facility and a public restaurant is situated

Accessibility

By car

This office building is located near the recently widened secondary road N201 Haarlem - Utrecht. The motorway A4 (The Hague - Amsterdam) is within a few minutes distance. Access to the major cities is very good (Amsterdam 10 minutes, The Hague 20 minutes, Utrecht 25 minutes and Rotterdam 30 minutes).

Public transport

Schiphol-Centre is accessible within 10 minutes. There is also a possibility to use the shuttle service of the Radisson SAS hotel that drives from Schiphol Plaza to Schiphol-Rijk and back the entire day. In addition the high-profile public transportation R-Net (which is a traffic-free bus lane between Haarlem and Amsterdam-Southeast) will get a lane towards Aalsmeer.

The bus lane will cross the A4 to Schiphol-Rijk and will have its own bus stop close to the Fokkerweg.



Available spaces

The availability of this building is approximately 5.263 sq. m. lfa.

Office for rent is 1.572 sq m lfa available divided as follows:

4 th floor	974 sq. m. lfa
5 th floor	598 sq. m. lfa.

Rent

Office space:

€ 140,- per sq m lfa per year, excluding VAT.

Parking place:

€ 950,- per place per year, excluding VAT

Service charges

€ 60.- per sq. m. lfa. per year, excluding VAT.
Including restaurant contribution.

Energy lable

The building has energy label c.

Delivery level

The office space will be delivered including:

- Very representative spacious entrance with natural stone floor and vide over 4 floors;
- System ceilings with user-friendly lighting fixtures;
- Top cooling;
- Mechanical ventilation;
- All air ventilation system, the temperature is adjustable per 3.6 meters;
- 2 lifts with a capacity for 8 people;
- Sun resistant glazing;
- Exterior sun protection on the Boeing Avenue side;
- Cable ducts with 2 wall sockets per 1.8 meters, complete facilities for the installation of data and telephone cabling;
- Windows can be opened per 3.6 meter grid;
- Fire alarm installation;
- Optical fiber.

Amenities

- Panorama floor on the 5th;
- Coffee/sandwich bar open between 12:00 and 1:30 pm;
- Luxury sanitary facilities per floor, disabled toilet on the ground floor;
- Bicycle storage.



Lease term

5 years with 5 year renewal period. The notice period is 12 months.

Commencement date

Immediately.

VAT

All amounts exclude service costs and Value Added Tax (VAT).

Lease agreement

Lease of Office Accommodation and other Commercial Accommodation established by the Real Estate Council (ROZ) 2015.

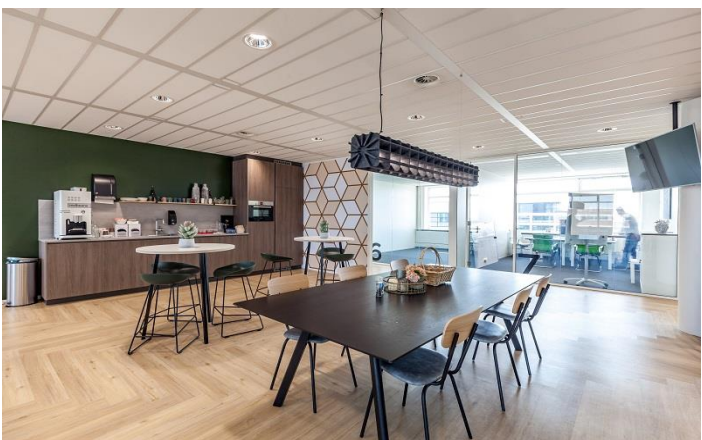
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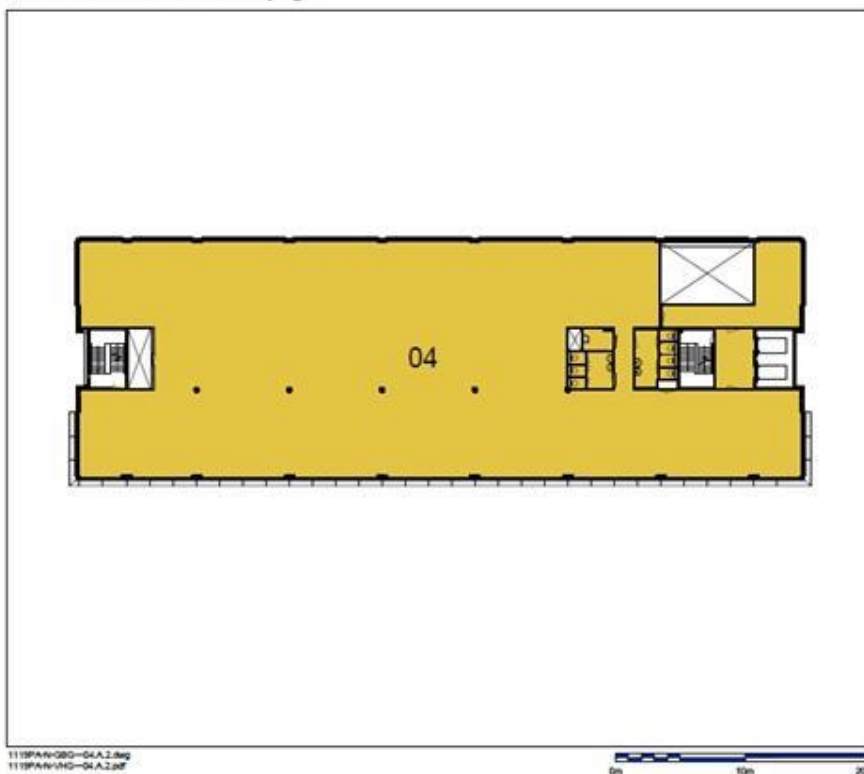


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VERHUURGEGEVENS - 4e Verdieping



VA No1 (Cumulus) BV

Rapportnummer : 20141802_1119PA_201
 Certificatnummer : 20141802_1119PA_2018

Object : 1119PA
 Adres : Tupperstraat 85-75
 Plaats : Schiedamschenhoek
 Datum : 05-11-2014

Beveiliging : 4e Verdieping

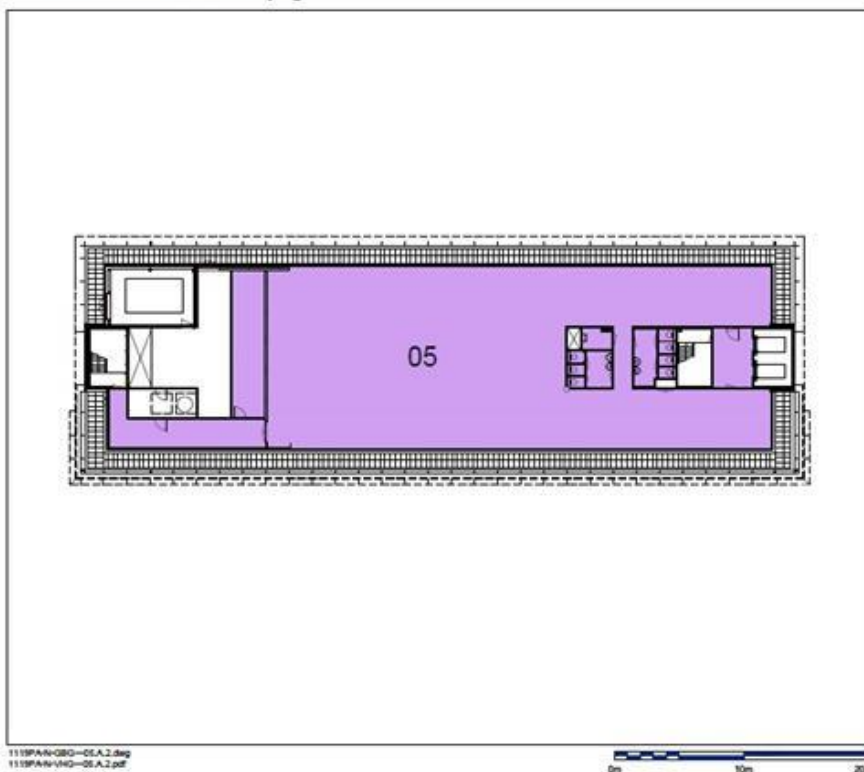
Certificaat : B

Plaatsbepaling : Leegstand 04

Contour :



VERHUURGEGEVENS - 5e Verdieping



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Certificaat : B

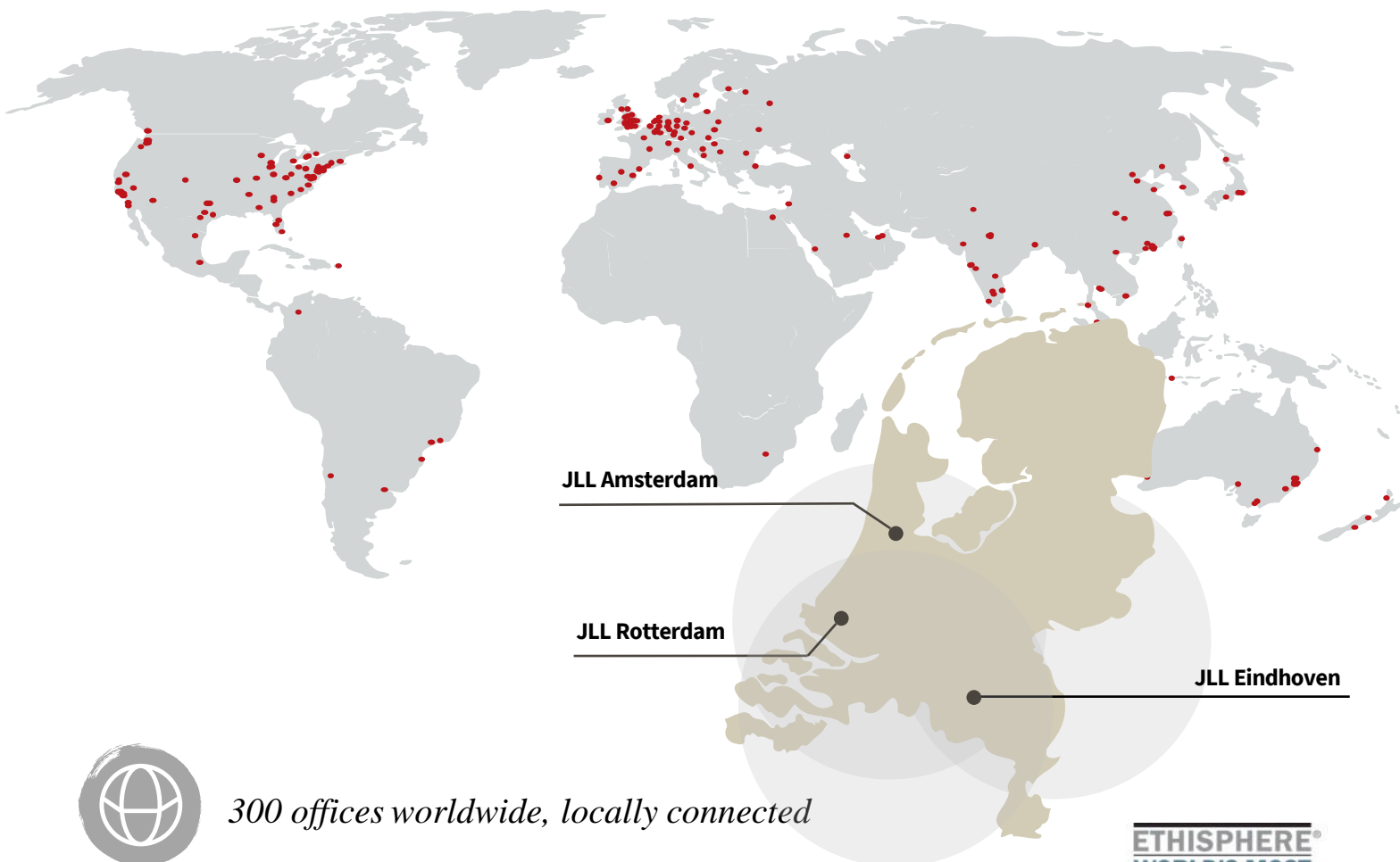
Plaatsbepaling : Leegstand 05

Contour :



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