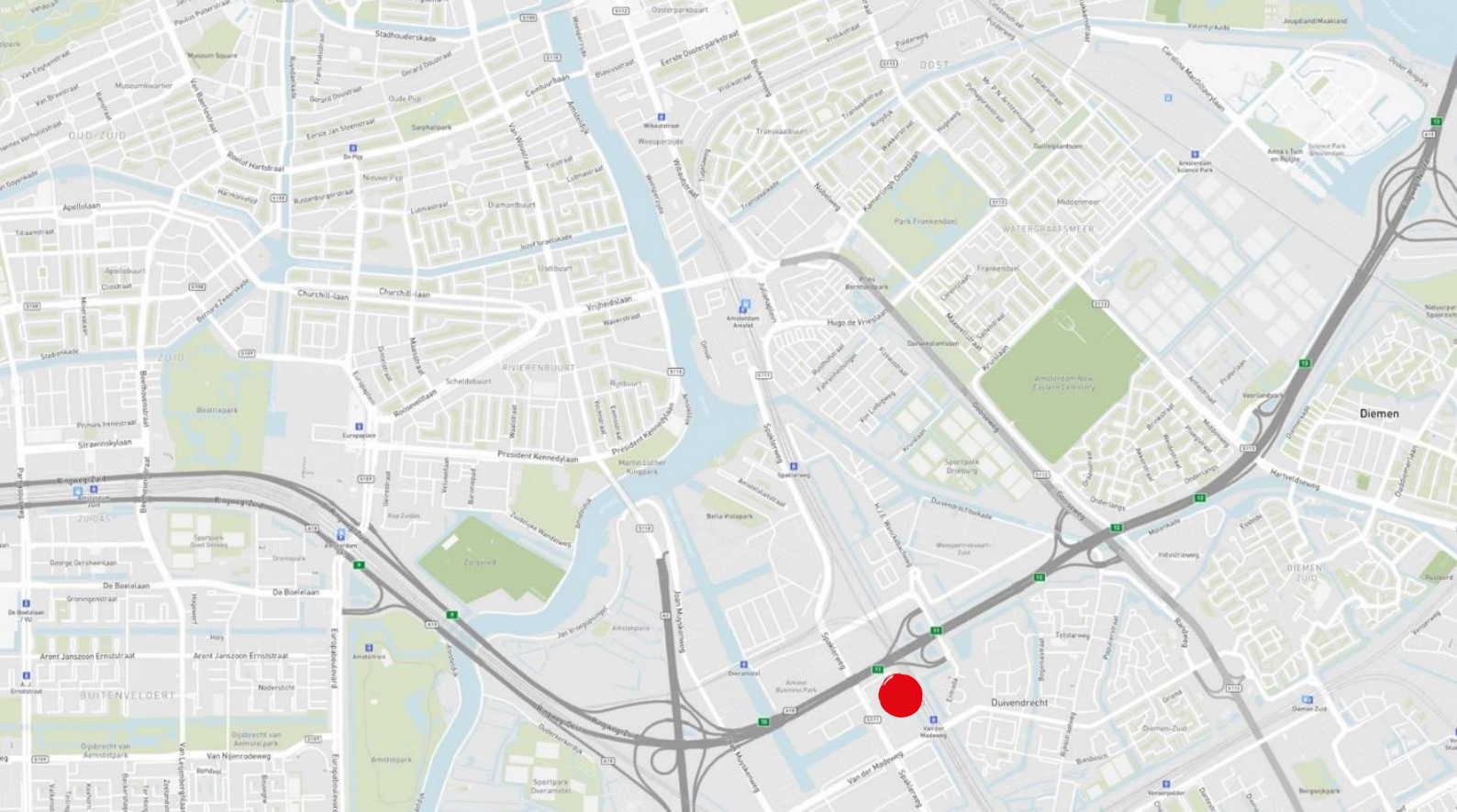




For rent

Spaklerweg 53,
Amsterdam



Property description

Spaklerweg 53 is a building with a lot of potential in an area with a lot of ambition, given the rapid development it is going through. The building has a total of approx. 5,801 sq. m. LFA divided over the basement, ground floor and 5 upper floors. As of February 2022, approximately 2,667 sq. m. LFA available on the 1st, 2nd and 3rd floors of the building. The building has a car park with ample parking facilities and a covered bicycle shed.

The available office floors vary from 876 up to 915 sq. m. LFA and all have a rectangular shape. The central core provides two lifts and is located in the middle of the office floor. Both sides of the floors have an (emergency) stairwell. The hall is equipped with sanitary groups on each floor. The office floors have large windows all around the building for a perfect incidence of light and views over the surrounding area. The rectangular shape offers flexibility to the installation of the office floors. The current office floors have a suspended ceiling with lighting. Windows can be opened. The first floor offers a kitchen and the other floors a pantry.

Renovation of the office floors is planned an yet to be determined. The building has energy label B.

Location

The Amstel Business Park South (ABPZ) is located in the middle of Amsterdam, Duivendrecht and Amsterdam Southeast. The continuous pressure on the Amsterdam office and residential market has led, among other things, to the fact that the center of Amsterdam and the Amstel Business Park have grown closer together. Due to the many plans of the Municipality of Amsterdam, the business park will become part of the city of Amsterdam in the coming years, under the name Werkstad Overamstel. The Municipality of Amsterdam has expressed the ambition to transform the area from a traditional industrial estate to a mixed and multifunctional urban area.

The area is linked to the city side by, among other things, the redevelopment of the 'Bajes Kwartier' and the addition of 'HAUT'. The connection with Amsterdam Southeast is made by projects such as Amstel III, De Nieuwe Kern and SPOT. In this way, an area is created that is lively not only during the day, but also in the evenings and at weekends.

In the direct vicinity several hotels are situated (QO Hotel, Postillion Hotel and Leonardo Royal Hotel) for the use of the facilities they offer. Think of overnight stays, meeting rooms, breakfast, lunch and dinner. In addition, nice places such as t'Huis aan de Amstel (7 minutes), Café Vrijdag (9 minutes) and Dauphine (10 minutes) are very easily accessible.



Accessibility

Spaklerweg 53 is easily accessible by car via the A10 (exit S11, Amsterdam-Overamstel), but also by public transport and bicycle. Metro stations Van Der Madeweg and Overamstel are closeby and do offer a good connection with, among others, Duivendrecht (NS-Station). Van Der Madeweg metro station is a 5-minute walk away and Overamstel metro station is a 10-minute walk away. From here there are many connections to train stations such as Amsterdam Central, Amsterdam Amstel, Amsterdam Schiphol, Utrecht and The Hague.

By public transport:

Amstel station – 7 minutes
 Museum Square – 20 minutes
 Leidseplein – 20 minutes
 Central station – 23 minutes

By car:

Amsterdam centre – 10 minutes
 Schiphol – 14 minutes
 Utrecht – 40 minutes
 The Hague – 49 minutes

By bike:

Amstel station – 7 minutes
 Museum Square – 20 minutes
 Leidseplein – 20 minutes
 Central station – 23 minutes

Available spaces

The availability of this building is approximately 2.667,00 sq. m. lfa. divided as follows:

• 1st Floor	915 sq m lfa
• 2nd Floor	876 sq m lfa
• 3rd Floor	876 sq m lfa
Total	2.667 sq m lfa



Parking

Parking is available on the private property of the office building. The car park offers 98 spaces, of which approximately 48 are available for rental. The parking standard is 1:55.

Rent

Office space turn-key

€ 160,- per sq m lfa per year, excluding VAT.

Office space renovated

To be discussed.

Parking place:

€ 1,500.- per place per year, excluding VAT

Service charges

€ 55,- per sq. m. lfa. per year, excluding VAT.

Delivery level

The office floors will be delivered in 'as-is' condition but can be renovated after consultation. The delivery level after renovation is as follows:

- Spacious open office floors;
- Renewed floor finish;
- Current meeting rooms with glass partitions (not all kept, but the strategically well-located areas are);
- Painted walls (RAL 9010);
- High and industrial ceilings (whitewashed);
- Tights per office floor;
- Kitchen on the 1st floor.

Amenities

The building contains speed gates and a manned reception on the ground floor. There is also room for informal consultation and lunch. The ground floor offers the possibility to buy chilled drinks, fruit or a snack on the left side of the reception. The parking lot is equipped with a barrier and electric charging stations in the parking lot. It is possible to add electric charging stations. The interpretation of this is yet to be determined.



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.

Contact

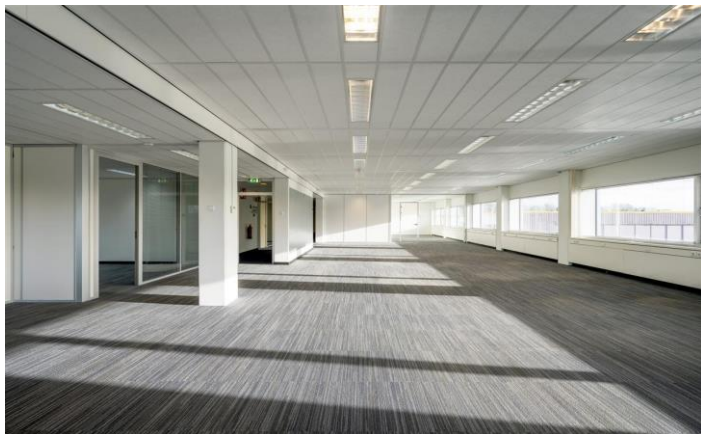
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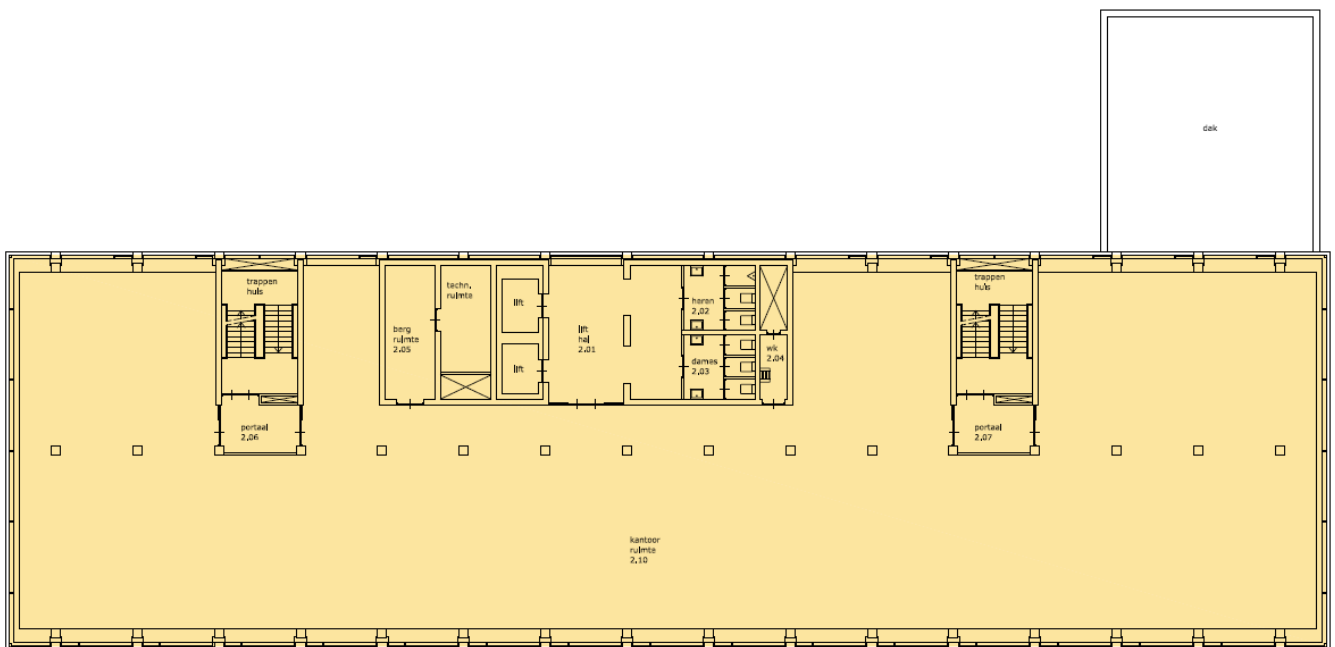
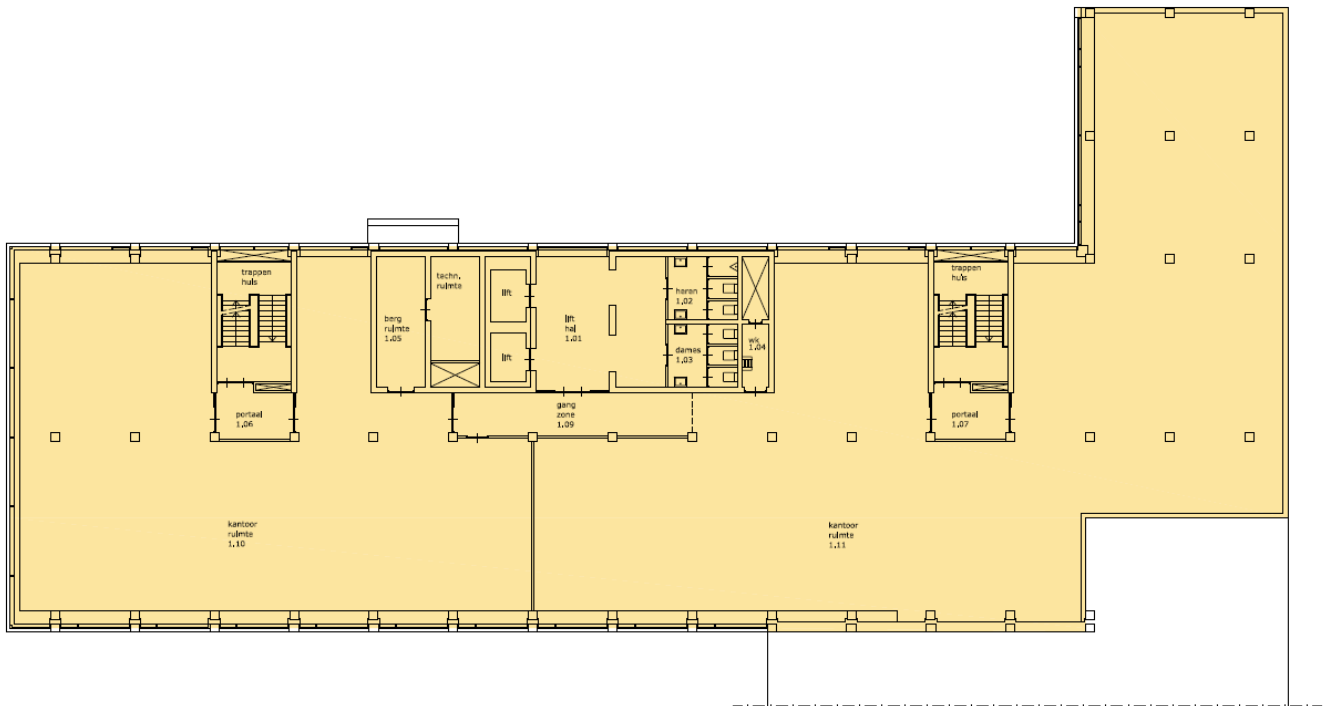
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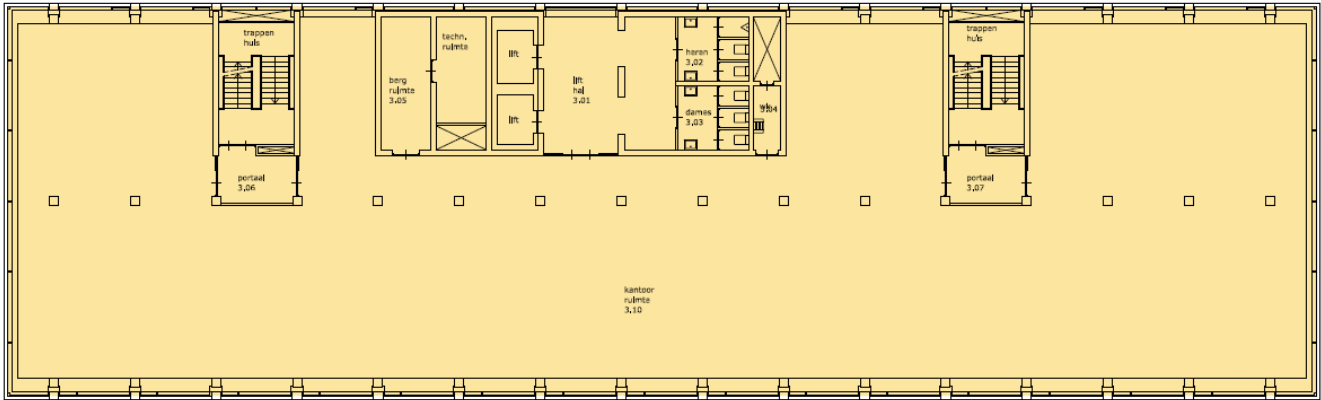


Foto's



Floor plans

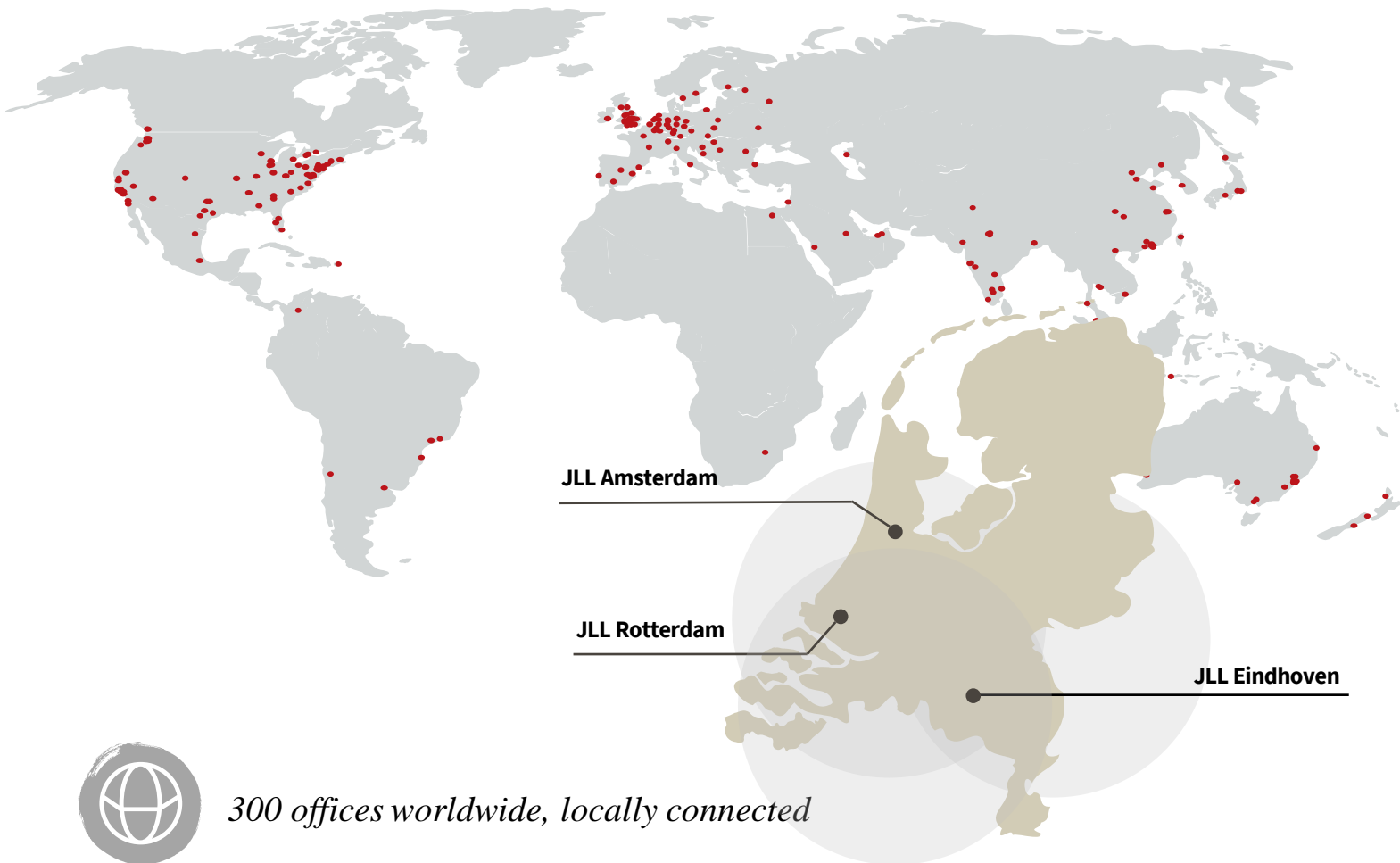




3e verdieping

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