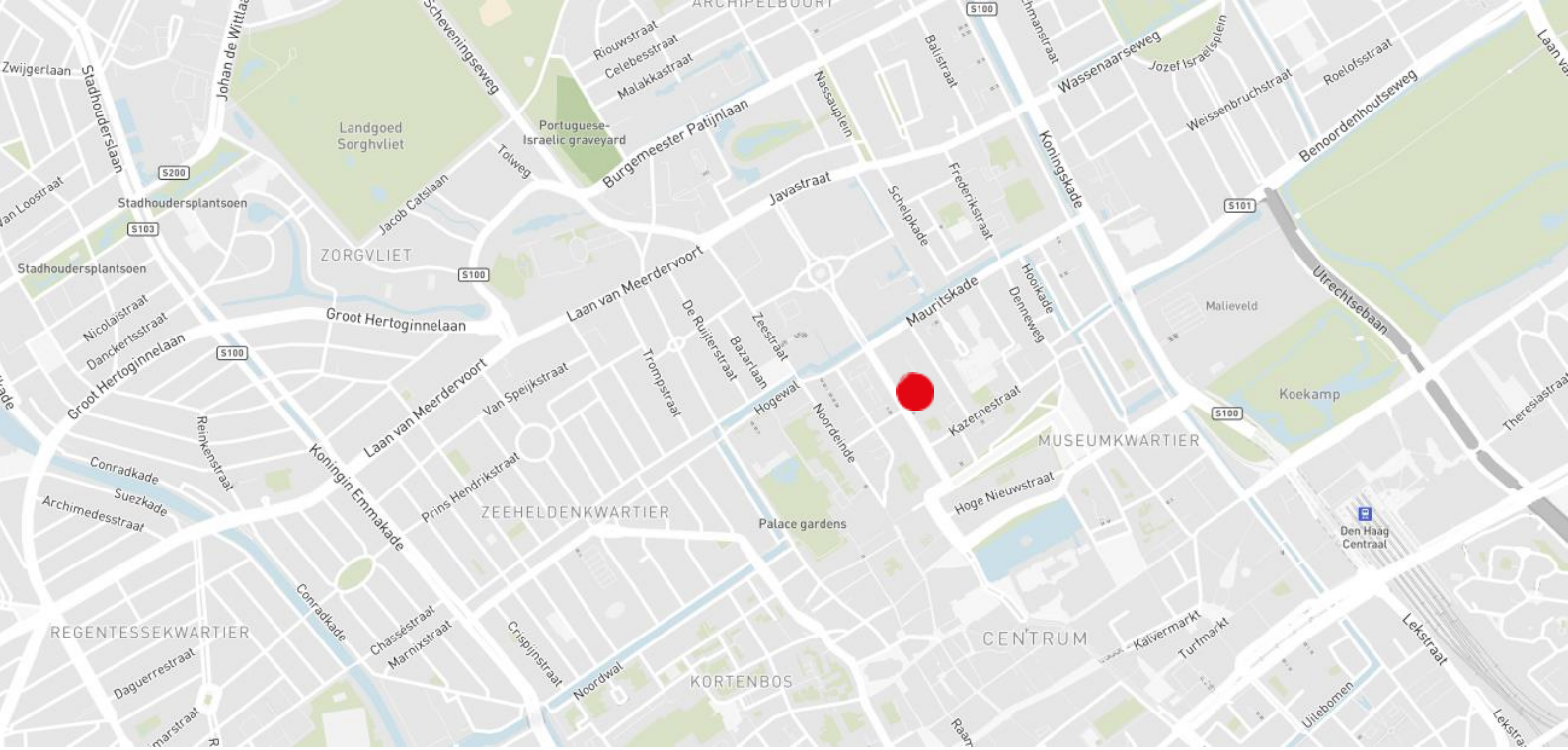




*For rent*

**Haagsche Hof**

**Parkstraat 83,  
The Hague**



## Property description

The office building “Haagsche Hof” is known for its prestigious looks and variety of available office space. The building covers a total area of 10,976 sqm lfa.

## Location

The office building “Haagsche Hof” is situated in the centre of The Hague, less than a kilometer away from Plein 1813, het Lange Voorhout, Kneuterdijk, Binnenhof and Noordeinde Palace. Due its central location several government buildings are in the direct area. The area is also well known for the variety of facilities nearby.

## Parking

In total, the building has approx. 300 parking spaces located in the parking garage below, which results in a generous parking ratio of approx. 1:37.

## Accessibility

*By car:*

The area has an excellent connection with several main highways. The Utrechtsebaan (A4 Amsterdam, Utrecht A12, A13 and A44 Leiden Rotterdam) is well accessible through the Lange Vijverberg, Korte Voorhout, Mauritskade and Zuid-Hollandlaan.

*Public transportation:*

The accessibility by public transport is excellent. Located in front of the building is the stop of tram line 1. Bus lines 22 and 24 are also less than 500 metres from the Parkstraat. The Hague Central train station is two stops away by tram of bus.

## Available spaces

The availability of this building is approximately 1.464 sqm lfa, divided as follows:

### Ground Floor (garden)

- Unit B	office space	ca. 330 sqm. lfa
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### Ground Floor:

- Unit A	office space	ca. 389 sqm. lfa
- Unit B	office space	ca. 400 sqm. lfa
Subtotal		ca. 789 sqm. lfa

### First floor:

- Unit B	office space	ca. 345 sqm. lfa
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<b>Total</b>		<b>ca. 1.464 sqm. lfa</b>
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## Rent

*Office space:*

€ 160.00 per sqm lfa per year, excluding VAT.

*Parking place:*

€ 2,000.00 per place per year, excluding VAT

*Archive space:*

€ 80.00 per sqm lfa per year, excluding VAT.

## Service charges

€ 45,00 per sqm lfa per year, excluding VAT.

## Delivery level

The building is known with excellent finishing specifications and will be provided with the following facilities:

- Central entrance and reception;
- 3 elevators;
- Automatic doors;
- Fire detection system;
- Entrance system parking garage;
- Peak cooling;
- Concierge;
- Modular ceiling with built-in light fixture;
- Cable ducts;
- Water booster system;
- Window-cleaning system;
- Filing space.



## Provision of services

- Gas including standing charge;
- Electricity use including standing charge in favour of installations and lighting of communal spaces;
- Water consumption including standing charge;
- Maintenance and regular auditing of heating system and air-conditioning plant;
- Regular auditing elevator system;
- Regular auditing pressure water system;
- Regular auditing window-cleaning system;
- Regular auditing fire alarm system, building surveillance system and emergency power system;
- Regular auditing sprinkler system;
- Sanitary fittings, towel dispenser, soap and other features;
- Cleaning costs for communal areas, like the elevators, external glazing and sun blinds, glazing communal areas, patios, and parking garage;
- Day-to-day waste, dumpster rental and others;
- Insurance premium for external glazing;
- Night security service;
- Concierge.

## 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

Lennard Van Weelde  
Office Agency The Hague  
Lennard.vanWeelde@eu.jll.com  
+31 6 138 35 101







# Floor plans



Garden floor

Rennoviel verhuurbaar oppervlakt (NEN2580)

\* toedeling naar rato

- |                            |              |                             |             |
|----------------------------|--------------|-----------------------------|-------------|
| algemene ruimten gebouw*   | Watchguard   | Whooz                       | beschikbaar |
| algemene ruimten bouwlaag* | Schlumberger | Visum Pro                   | beschikbaar |
| algemene ruimten bouwdeel* | SNV          | Stichting Ambassade v. D.H. |             |

## HUURDERSVERDELING



Haagsche Hof  
Parkstraat 83 - Den Haag

revisie: 27.05.2019  
proj.nr. 11.051

bladnr.: 01



Ground floor

Rennoviel verhuurbaar oppervlakt (NEN2580)

\* toedeling naar rato

- |                            |         |             |
|----------------------------|---------|-------------|
| algemene ruimten gebouw*   | Equipex | beschikbaar |
| algemene ruimten bouwlaag* | Chlyoda | beschikbaar |
| algemene ruimten bouwdeel* | Naval   |             |

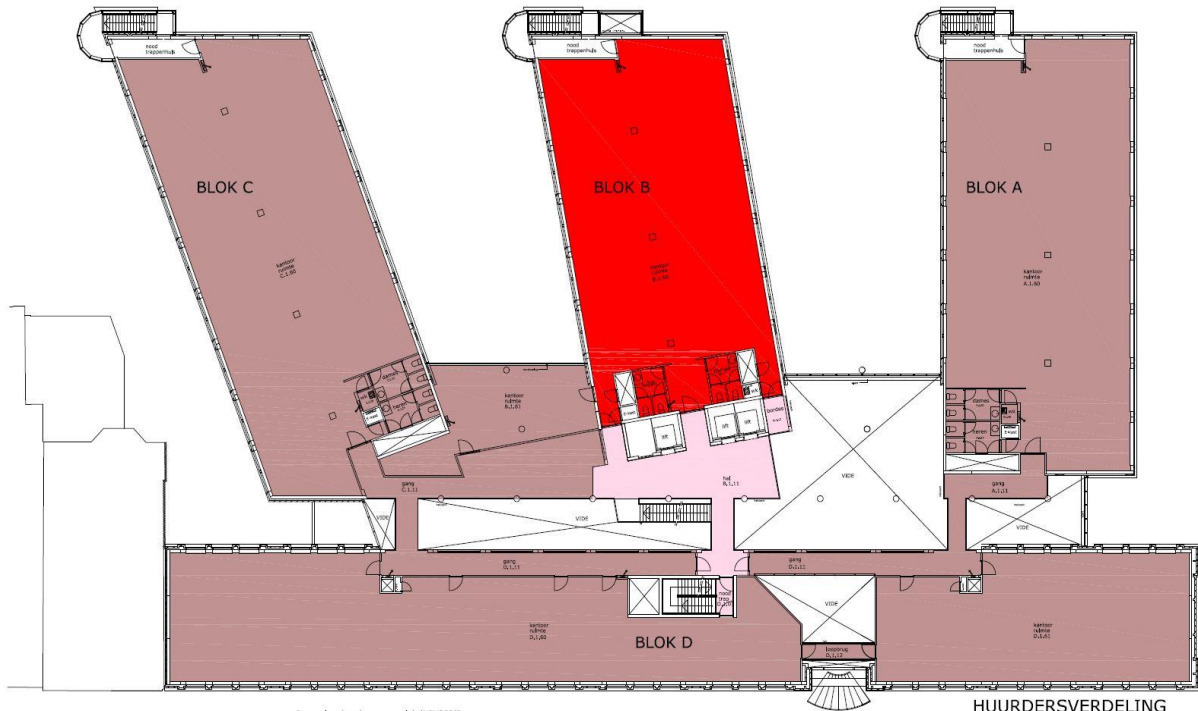
## HUURDERSVERDELING



Haagsche Hof  
Parkstraat 83 - Den Haag

revisie: 27.05.2019  
proj.nr. 11.051

bladnr.: 02



First floor



Renswoude verhuurbaar oppervlak (NEN2580)  
\* toedeling naar rato

- algemene ruimten gebouw
- algemene ruimten bouwlaag
- algemene ruimten bouwdeel
- NVAO
- beschikbaar

HUURDERSVERDELING



**interim bouwconsult**  
buro voor bouwmanagement

Haagsche Hof  
Parkstraat 83 - Den Haag

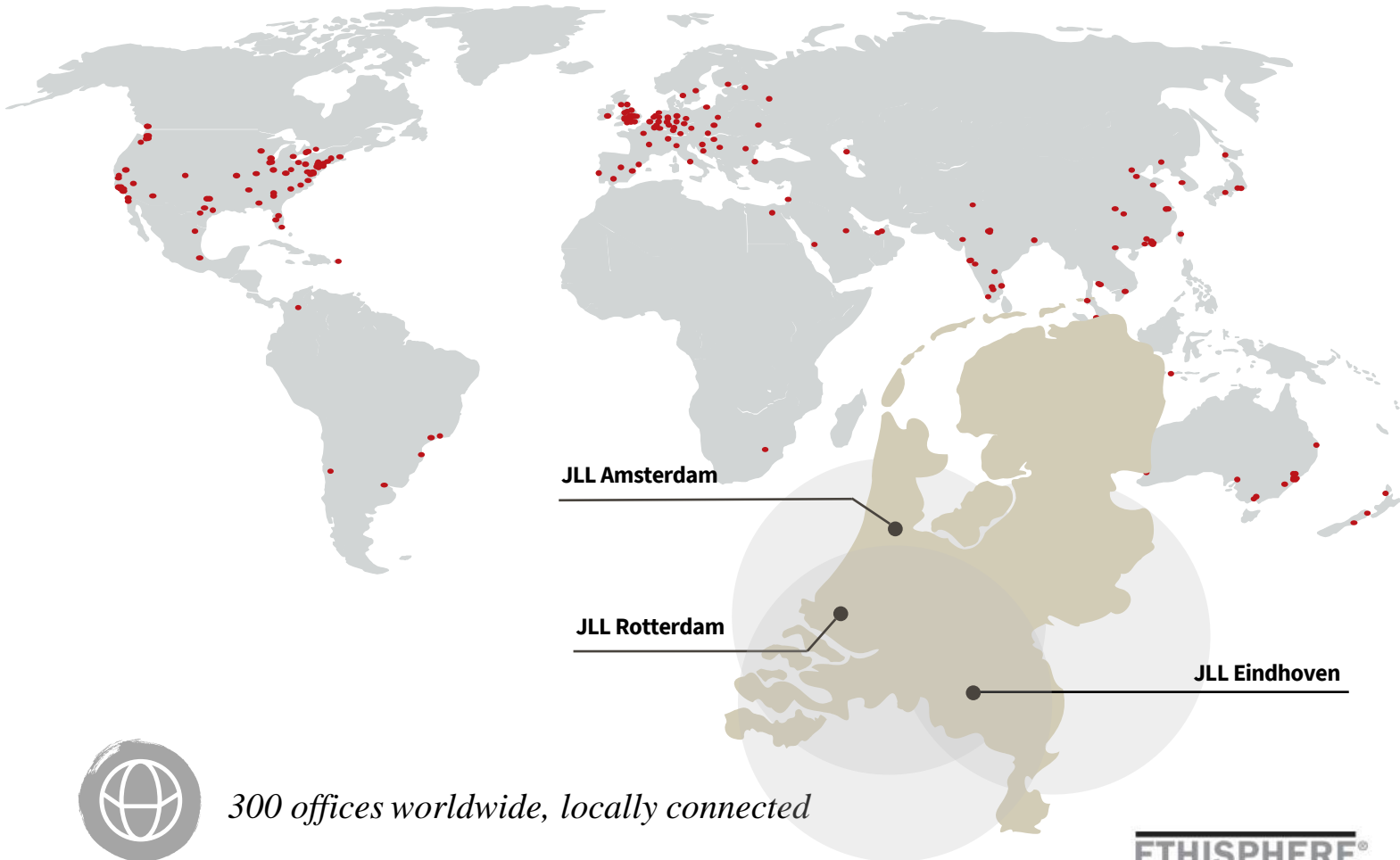
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proj.nr. 11.051

bladnr.: 03



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