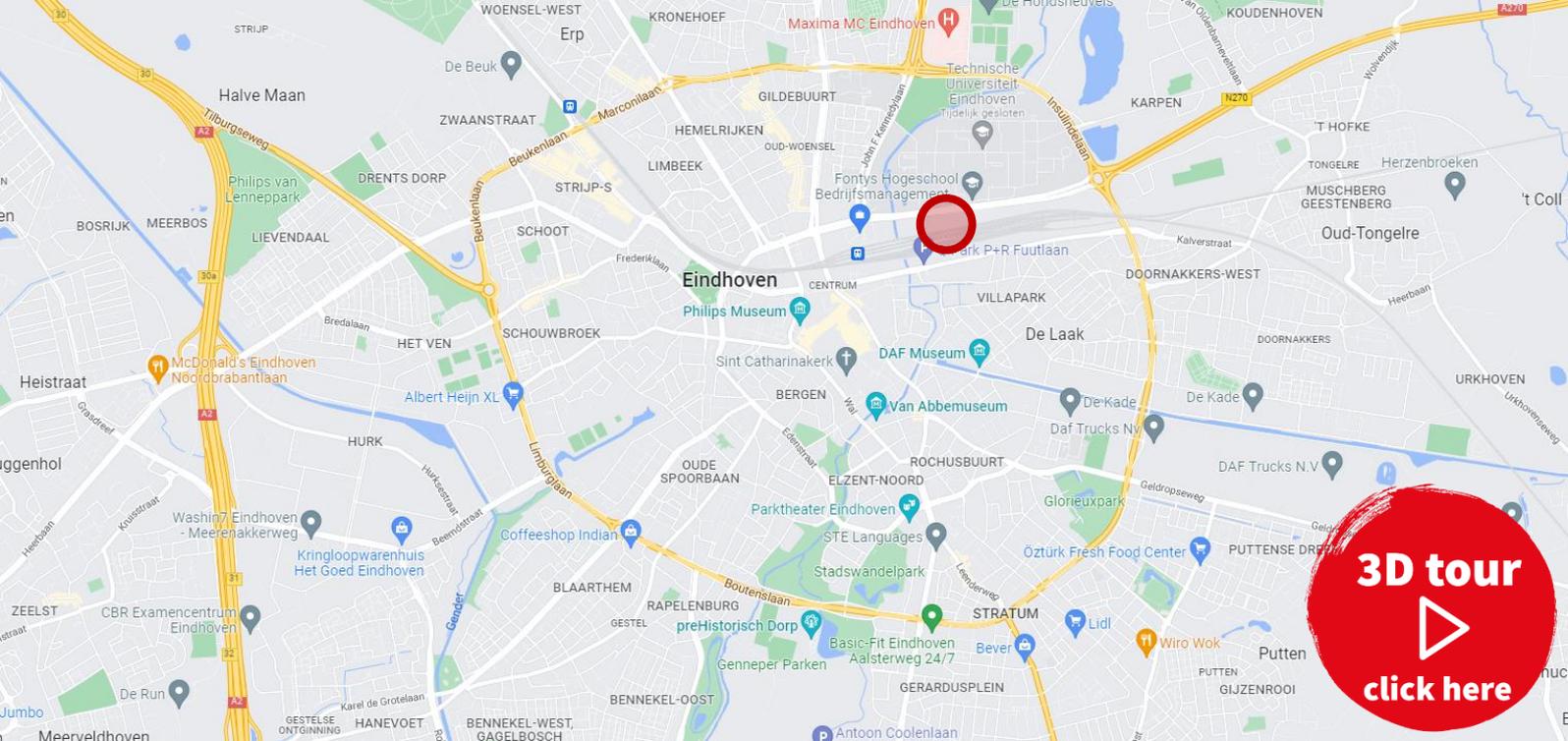




For Lease

Prof. Dr. Dorgelolaan 12,
Eindhoven



Property information

This office building is located at the Professor Dr. Dorgelolaan and was designed by the prestigious architectural firm Fokkema & Partners. The property is located near the Central Station and the city centre of Eindhoven.

The immediate surroundings of the property are characterised by companies such as: KPMG, TU Eindhoven, Kamer van Koophandel, KPN, VGZ, Deutsche Bank, Coosto ICT and Kadaster.

The property was completed in 2018 and consists of three floors with a total of approx. 4,923 sq. m. office space and energy label A.

Zoning plan

The property is part of zoning plan 'Tongelre binnen de ring 2007', and it allows office purposes. The zoning plan was adopted on the 17th of March 2009 and approved on the 20th of October 2009.

Accessibility

By car

The property is accessible by car via John F. Kennedylaan, Fellenoord and Berenkuil, with excellent access to the motorways A270, A2, A50 and A67.

Public transport

Eindhoven Central Station is located within 600 meters of the property.

Availability

The total property comprises approx. 4,923 sq. m. office space, divided over three floors.

Currently there is approx. 1,262 sq. m. LFA office space available, located on the 2nd floor. The remaining office spaces are occupied by EY.

The number of square meters has not (yet) been measured in accordance with NEN standard 2580.

Rental conditions

Office space:

On request.

Parking spaces:

€ 1,200.00 per parking space per year.

The above mentioned prices are payable quarterly in advance and are excluding VAT.

Service charges

To be determined by agreement.

Parking

There are parking spaces available in the underground parking garage. In the immediate surroundings there are three public (paid) parking lots (approx. 250 parking spaces).



Energy label

Label A.

Lease term

5 (five) years with a further 5 (five) years.

Commencement date

In consultation.

VAT

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

The landlord wishes to opt for taxed rent. In the event that the tenant is unable to set off the VAT, the rent will, in consultation with the tenant, be increased to compensate for the consequences of the elimination of the option of opting for VAT-bearing rent.

Lease agreement

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

Delivery level

The property is offered with, among others, the following available facilities:

- Representative central entrance with manned reception desk, located on the ground floor;
- Equipped with a high-quality fit-out package (costs not yet included in the rent);
- Current layout with (glass) partitions;
- Various consulting/workrooms;
- Calling rooms / privacy workrooms;
- Cable ducts fitted with electricity and data cabling;
- Kitchenette;
- Sanitary facilities;
- Ceiling system with recessed LED light fittings;
- Climate ceilings for the purpose of heating and cooling.

Contact details

Naomi Koppens

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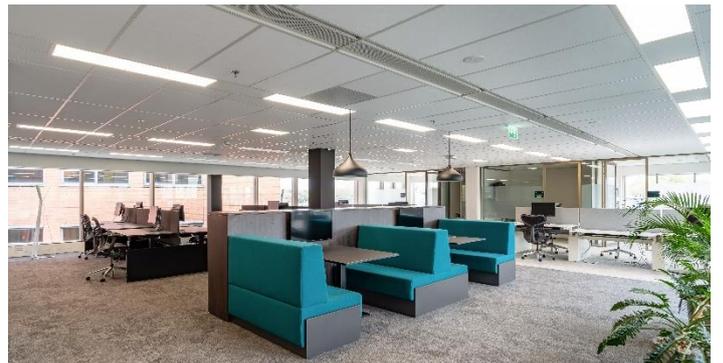
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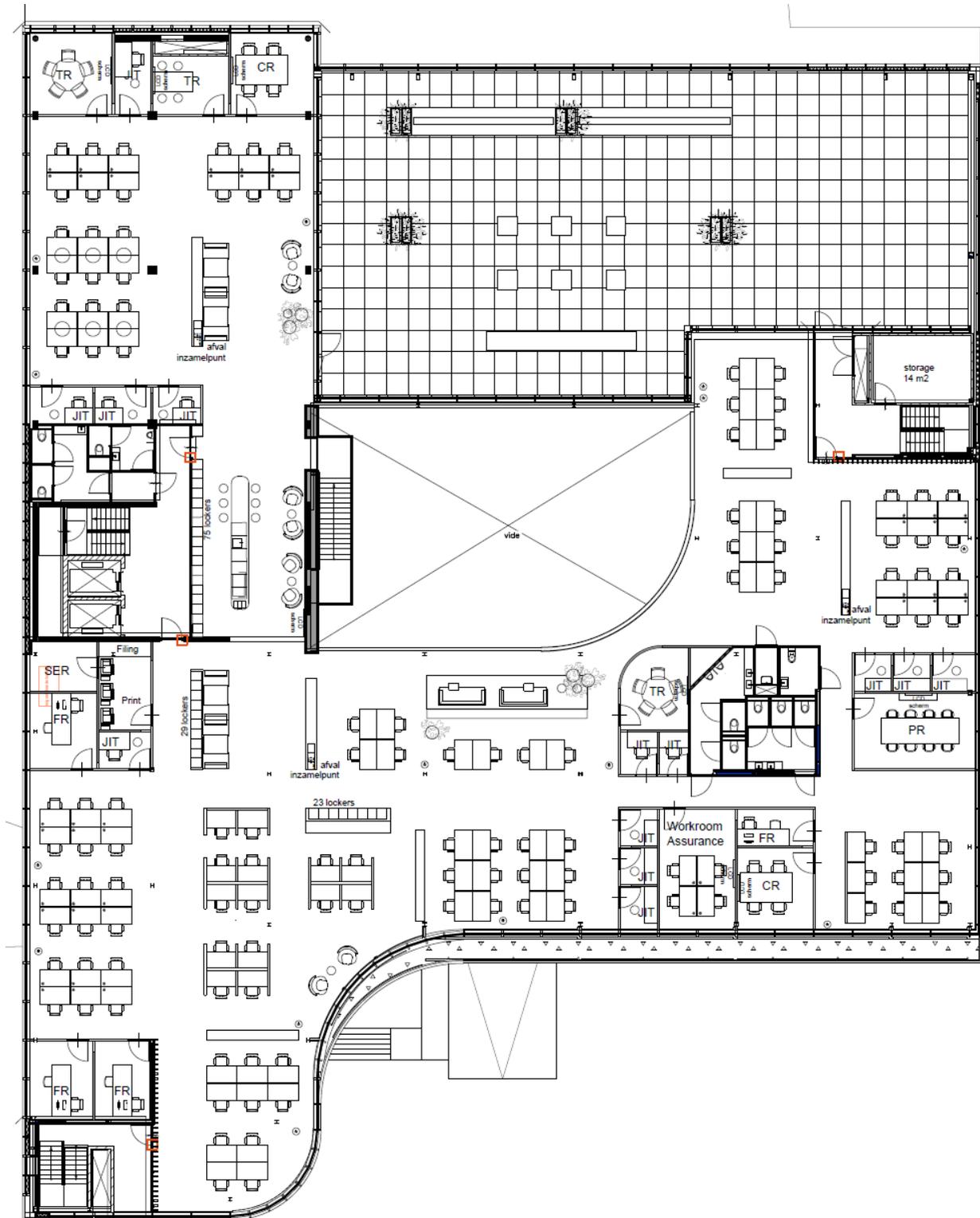
Photos exterior



Photos interior

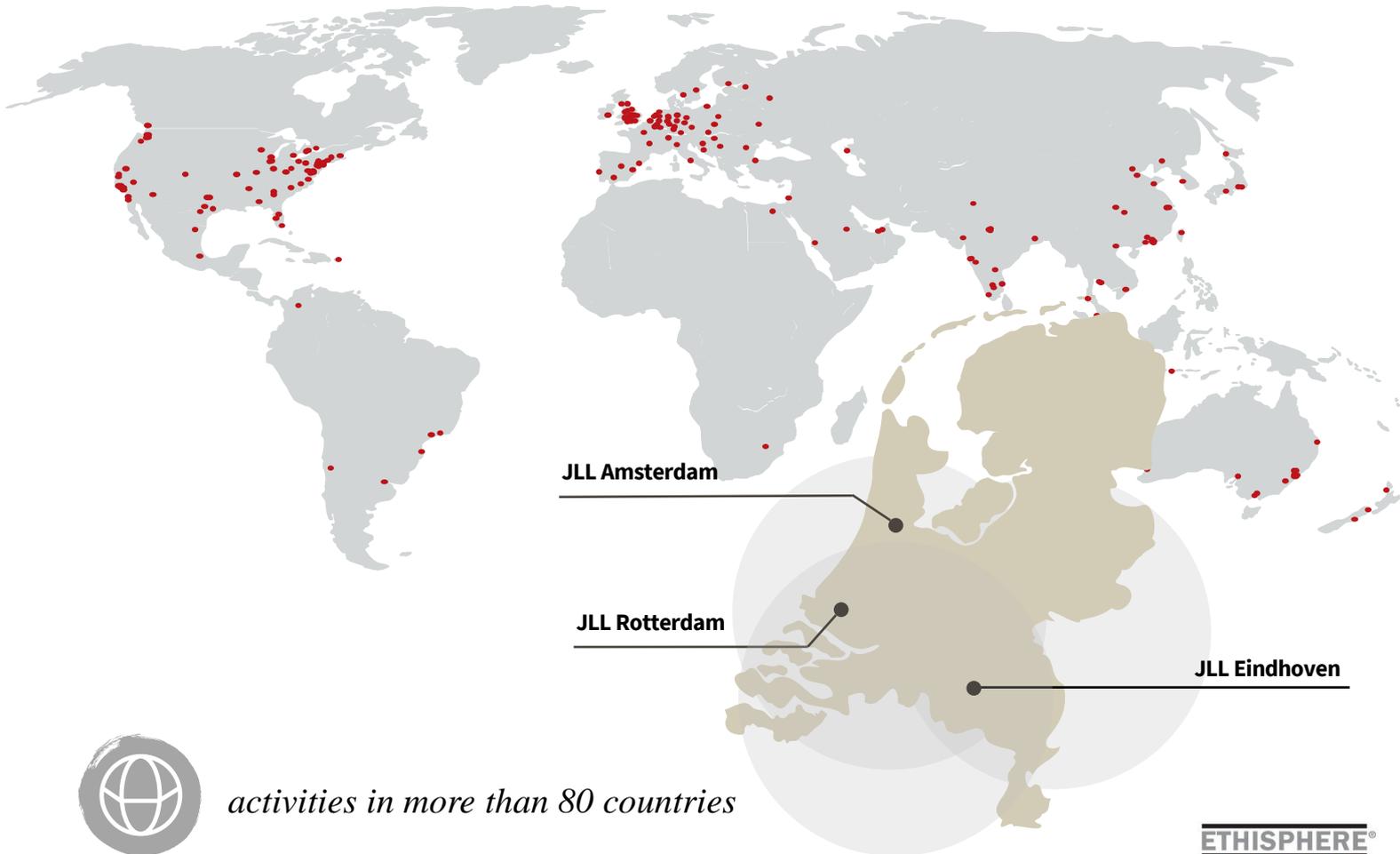


Floor plan 2nd floor



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