



# For rent

‘Flow Building’

Reactorweg 47,  
Utrecht



**JLL**

*Achieve  
Ambitions*





## Property description

'Flow Building' is a beautiful office building with a prestigious facade and a completely renovated central entrance. The building is equipped with various communal facilities such as a meeting centre for general use, a staffed reception desk, a grab-and-go coffee bar and an auditorium.

Currently Eastmen Resources, Randstad, Vitens, Yacht and Pieters Bouwtechniek are housed in 'Flow Building'.

## Location

The very modern and representative 'Flow Building' is located in a perfect location along the A2 motorway. With its striking facade, 'Flow Building' is a true landmark of Utrecht. The office building is located at Reactorweg 47 in Utrecht Lage Weide. The Lage Weide subarea is characterized by the presence of various activities. It is also home to national and international companies such as WE International, VodafoneZiggo, Smiths Food Group and HEMA.

## Accessibility

### *Car*

The office building is easily accessible by car. The slip road number 7 on the A2 motorway (Amsterdam-Maastricht) is only a few minutes away by car. The centre of Utrecht and the A27 motorway are perfectly accessible via the Zuilense Ring (N230).

### *Public transport*

The bus stop Uraniumweg is about 500 metres away. From this stop buses run on a regular basis to and from railway station Utrecht Central Station (travel time approx. 15 minutes) and railway station Maarsse (travel time approx. 10 minutes).

## Available spaces

The total floor area of Flow Building is approximately 9,834 sq.m. lfa. For the lease, approximately 550 sq.m. lfa office space is available located on the ground floor. The above-mentioned square meters include the allocation of general and common areas.





## Parking

There is a parking standard of approximately 1:50. In addition to the ample parking facilities on site, additional parking spaces are available in consultation.

## Rent

*Office Space:*

€ 145.00 per sq m lfa per year, excluding VAT.

*Parking Place:*

€ 450.00 per place per year, excluding VAT

## Service charges

€ 42,50 per sq m lfa per year, excluding VAT.

## Amenities

The building was completely renovated in 2005 and the central entrance is renovated in 2018. The office space will be delivered in it's current state with:

- central reception area with reception desk;
- conference centre;
- 2 passenger lifts and 1 goods lift;
- current climate ceilings (cooling and heating);
- current mechanical ventilation;
- current high frequency fluorescent lighting fixtures;
- current wall gutters with electrical cabling;
- current toilet groups;
- current sprinkler system.





## Lease term

5 years with renewal periods of 5 years each. The notice period is 12 months

## Commencement date

1-1-2022.

## 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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## Floor plan

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5th floor:

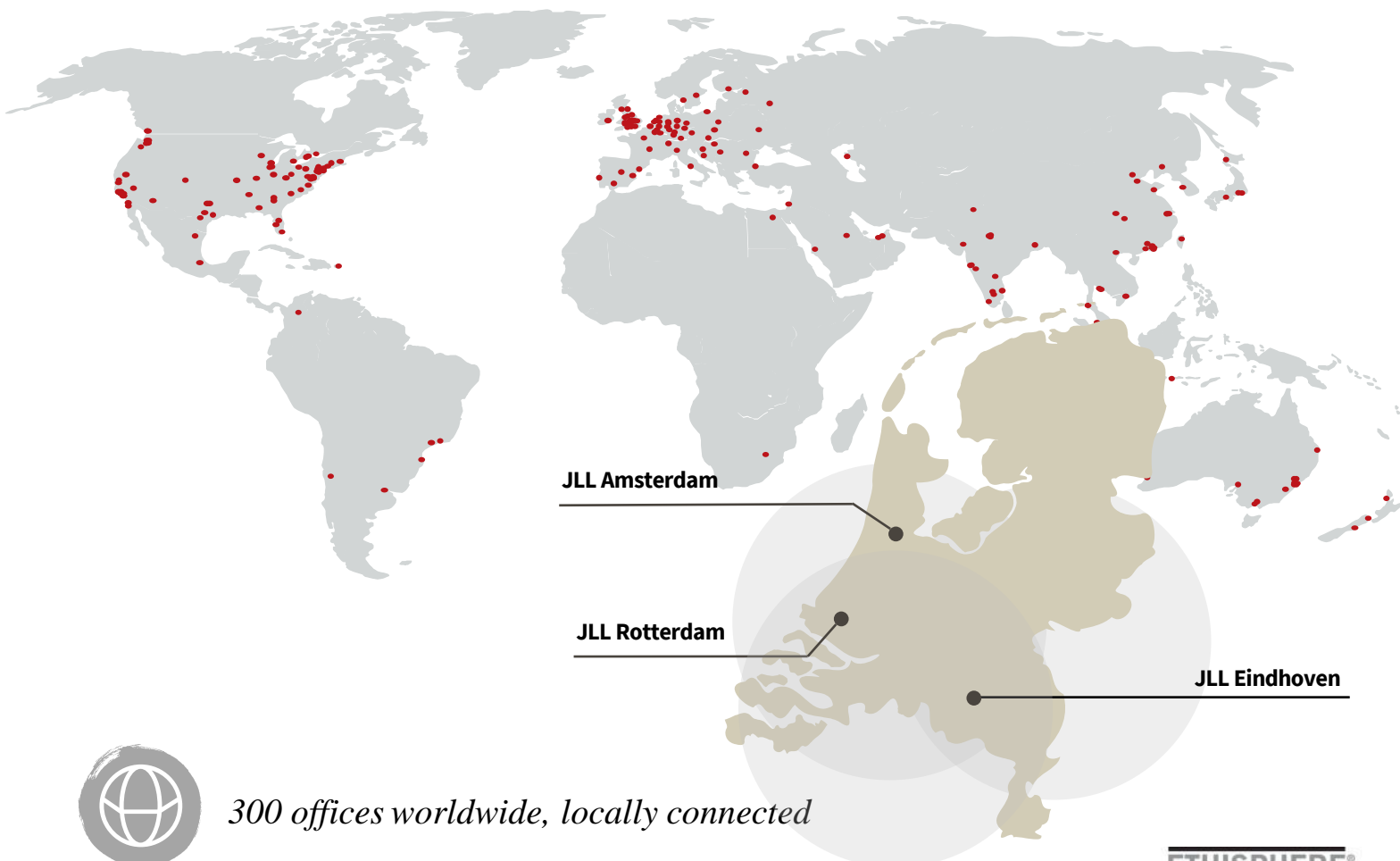


Plattegrond: 5e verdieping



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