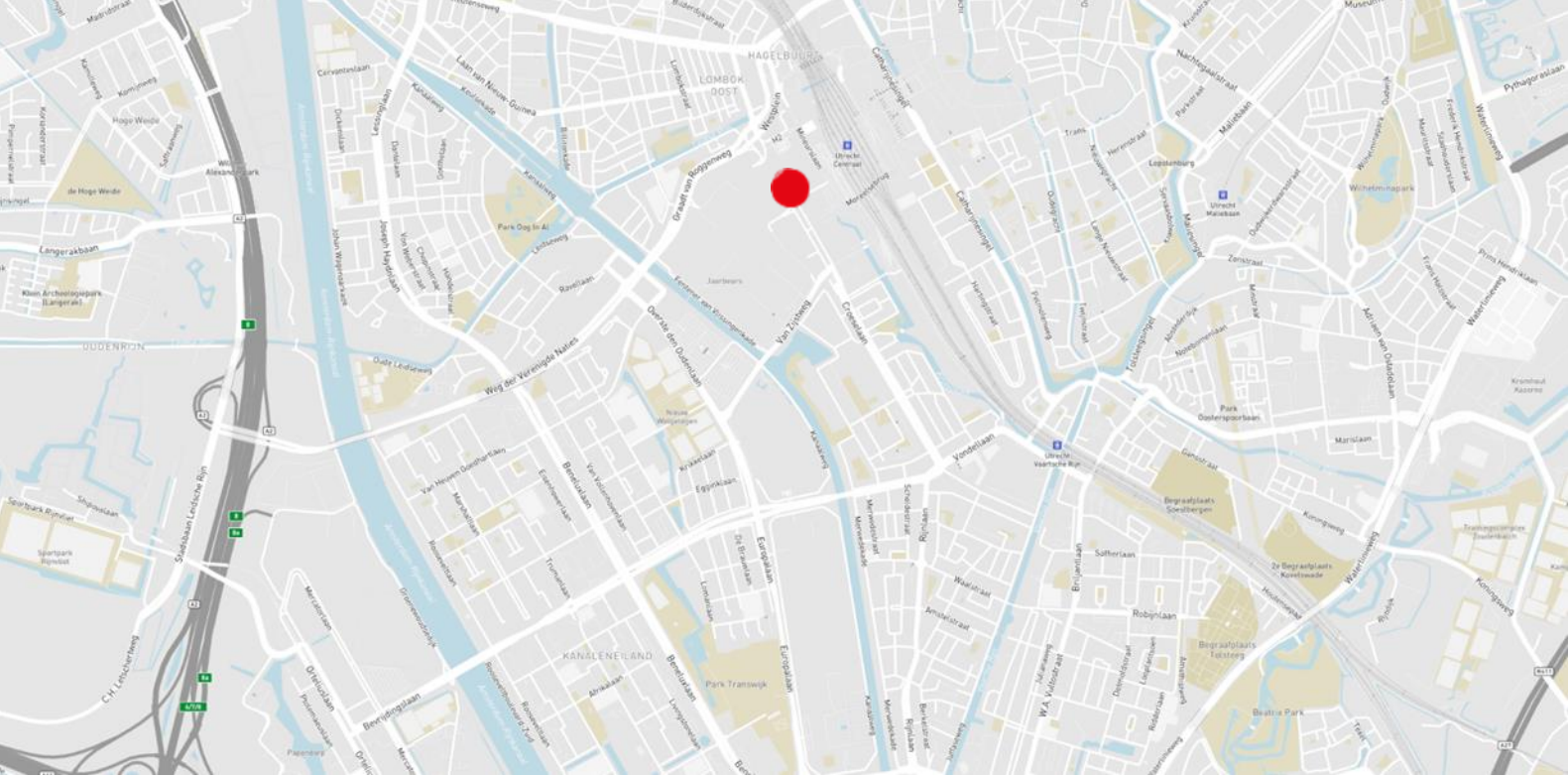




For rent

‘WTC Utrecht’

Stadsplateau 2,  
Utrecht



## Property description

On the most central location of the Netherlands, a unique office building has opened her doors: World Trade Center Utrecht. With her impressive 70 meters high façade, WTC Utrecht is an iconic landmark which each visitor of the Jaarbeursplein and near surroundings can see. This innovative 32.000 sq m office concept is developed to function as the ultimate office for high demanding organisations and its ambitious employees. A breathing environment where work, residential and retail comes together.

For small and large organisations WTC Utrecht offers lots of flexibility regarding the amount of space your organisation needs: from 25 sq m up to 5,000 sq m or more. The building is designed in such a way that leased spaces can easily be adjusted: the demarcated areas can be made larger or smaller. In addition, the design also offers the possibility to install internal staircases with limited investments. By doing so, the internal walking distances to other floors are minimized and internal interaction increased.

## Location

WTC Utrecht is the best accessible office of the Netherlands. Located in the heart of the Netherlands, directly located next to Utrecht Central Station Utrecht, the largest public transport station from the Netherlands. With more than 88 million passengers per year, about 250,000 persons per day, Utrecht Central Station is the busiest station in the Netherlands. In addition, WTC Utrecht has an excellent accessibility by both car as bicycle.

## Accessibility

### By Car

The office building is easily accessible by car. The A2, A12 and A27 motorways can be reached within 5 to 10 minutes.

### Bike

There is a large indoor bicycle shed with shower facilities. Utrecht has been named "most bicycle-friendly city in Europe."

### Public Transport

The WTC Utrecht is optimally accessible by public transport, it is located directly next to the most important railway junction in the Netherlands:

- Amsterdam and Schiphol by train 6x per hour and within 30 minutes.
- International train connections including Brussels (2 hours' journey), Paris (3.5 hours) and Berlin (6 hours).
- Direct entrance from the public transport terminal on the 2nd floor.
- 1 minute walk from the bus terminal for regional and city buses.

## Available spaces

Office for rent is 571.9 sq m lfa available divided as follows:

• 14 <sup>th</sup> floor	A1401	455.7 sq.m.
• 14 <sup>th</sup> floor	A1403	116.2 sq.m.
<b>Total</b>		<b>571.9 sq.m.</b>





## Parking

There are ample parking facilities at both the Croeselaan parking lot and the Hoog Catharijne parking lot. Both parking garages are in the immediate vicinity of the WTC.

## Rent

*Office space:*

€ 280.00 per sq m lfa per year, excluding VAT.

## Service charges

€ 62.80 per sq. m. lfa. per year, excluding VAT.

## Delivery level

The office space will be delivered hulled including, among other things:

- Cooling ceiling;
- LED lighting;
- Smooth floors including cable ducts;
- Water supply and drainage for a pantry;
- Lockable doors;
- Multiple passenger elevators.





## 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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Head of Agency / Offices Utrecht

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# Foto's



# Floor plan

## 5<sup>th</sup> floor

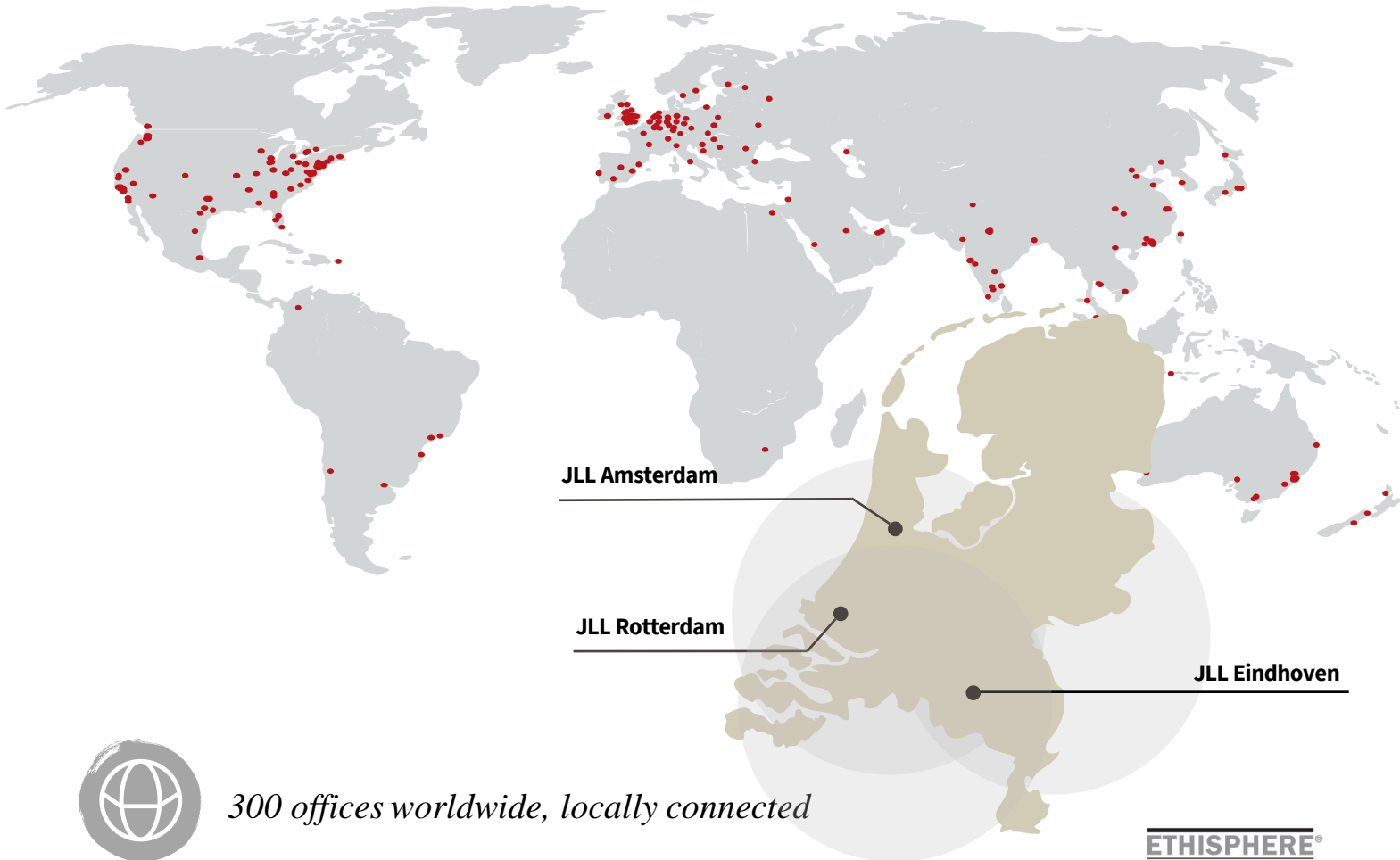


## 14<sup>th</sup> floor



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*Five Real Estate Markets (Offices, Industrial & Logistics, Retail, Living, Health care)*

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