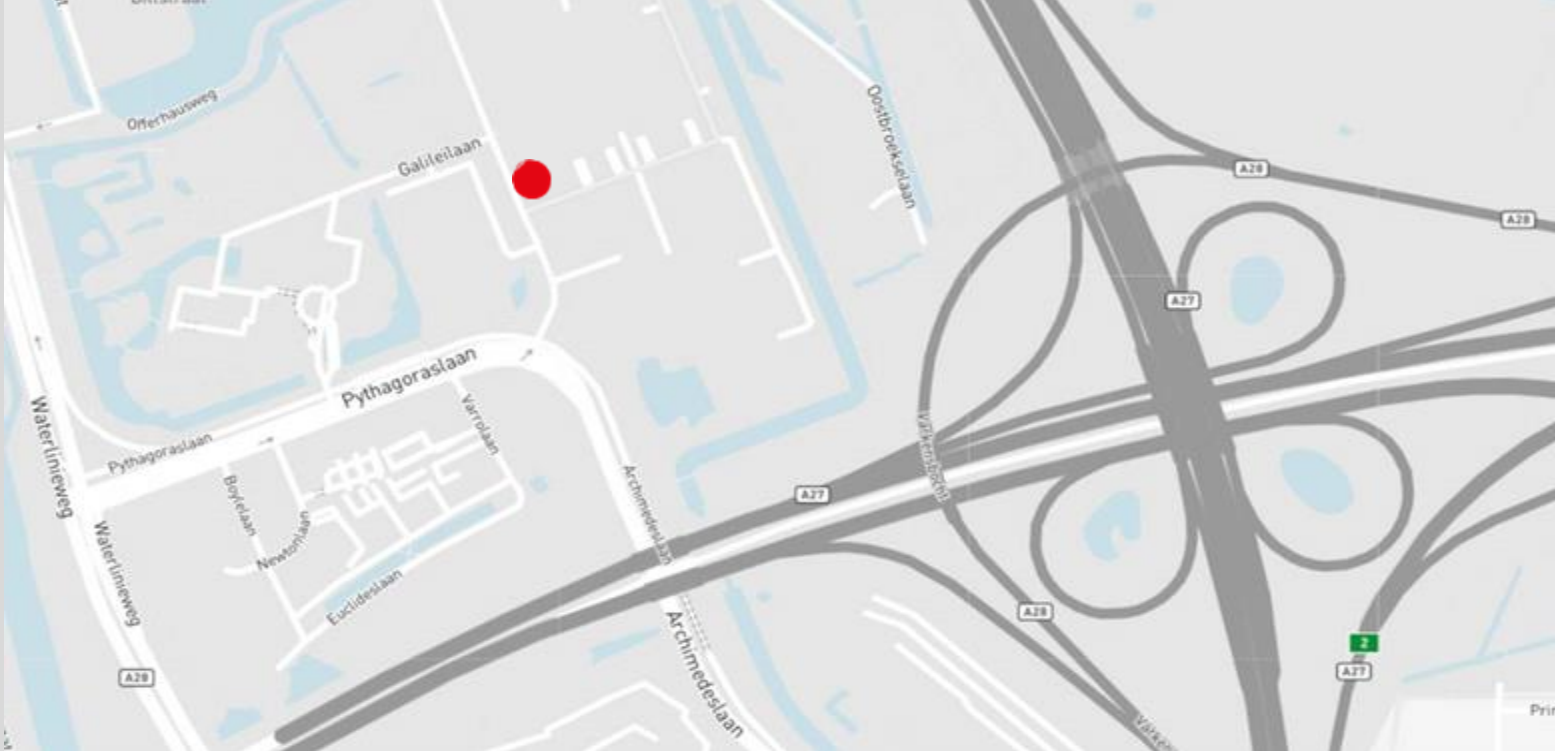




For rent

Archimedeslaan 10,
Utrecht



Property description

Archimedeslaan 10 is strategically located between the Utrecht Science Park and the historic city center of Utrecht in the office park 'Rijnsweerd Noord'. In terms of both size and appearance, the building is prominent and Archimedeslaan 10 is among the largest office buildings in the Utrecht region. Approximately 11,503 m² of office space in the Groen building section is available for rent. The floors vary in size and are connected by a transparent internal staircase. The property has a very generous parking ratio of 1:38 m² with extensive charging facilities for electric vehicles. In addition, Archimedeslaan 10 features a wide range of amenities.

Location

Archimedeslaan 10 is located in the office park 'Rijnsweerd Noord' in Utrecht, strategically situated between the A28 and the A27, on the east side of Utrecht, between the Utrecht Science Park and the city center of Utrecht. Already established tenants in the area include (the head office of) Plus Supermarkten, DAS Rechtsbijstand, EY, PwC, Keylane, NZa, Van Benthem & Keulen and the Province House.

Accessibility

By car

Thanks to its location at the foot of the A28 freeway, the Rijnsweerd interchange (A27-A28) can be reached in just 2 minutes. This ensures perfect access in the directions of Amersfoort, Hilversum and the south of the country. The A2 and A12 freeways are also just 5 minutes away by car via the Waterlinieweg. This gives Rijnsweerd office park an excellent connection to all the important cities in the country.

By bicycle

Via Berenkuil and Biltstraat the center of Utrecht can be reached in about 10 minutes by bike.

By public transport

Archimedeslaan 10 is located at about 2 minutes walking distance from the bus stop 'Rijnsweerd Noord'. This bus stop offers very frequent and direct connections to Utrecht Central Station via the HOV bus lane. Utrecht Central Station is the most important public transport hub in the Netherlands with approximately 230,000 passengers a day. The travel time to Utrecht Central Station by bus is approximately 10 minutes. The Utrecht Science Park and its P+R are accessible in approximately 5 minutes from the Rijnsweerd Noord bus stop.



Available spaces

The total floor area of the building is approximately 65,874 sq.m. l.f.a. There is currently 11,503 sq.m. of office space available for rent, divided as follows:

Ground floor approx.	2,447 sq.m. l.f.a.
1st floor approx.	2,204 sq.m. l.f.a.
2nd floor approx.	2,595 sq.m. l.f.a.
3rd floor approx.	2,243 sq.m. l.f.a.
4th floor approx.	2,014 sq.m. l.f.a.

Total approx. 11,503 sq.m.

Parking

A total of 202 parking spaces are available for lease, based on a parking availability ratio of 1:38 m². In the short term, the world's largest charging station for electric cars - with at least 250 charging points - will be completed on the premises.

Rent

Office space:

€ 185.00 per sq m lfa per year, excluding VAT.

Parking place:

€ 1,500.00 per place per year, excluding VAT.

Service charges

€ 60.00 per sq. m. lfa. per year, excluding VAT.

Delivery level

The available office space in Building Section Green is currently equipped with high-quality furnishings. In consultation between the parties, a different delivery level is negotiable.

In case of a larger user it is possible to realize a completely private entrance to the Green Building Area. In addition, a name on the facade for optimal visibility and the propagation of an own identity can be discussed in consultation.

Technical building specifications



Vertical connections Green Building Area

- internal open staircase connection in the heart of the floors;
- two passenger elevators.

Types of lighting Green Building section

- TL5 lighting fixtures on the office floors;
- LED spotlights in the common areas.

Floor type Building section Green

- Floor ducts on the office floors.

Smart Building Technology

- Motion detection system on the office floors;
- climate ceilings;
- sprinkler system;
- CO2 measurement in conference rooms;
- temperature sensors;
- temperature control (+1.5 /-1.5);
- automatic sun blinds via weather station (user-controlled).

Amenities

Regular service costs

60.00 per sqm per year, plus VAT, as an advance payment on the basis of annual post-calculation.

Hospitality contribution

€ 30.00 per sq.m. per year for the use of common hospitality facilities, including the company restaurant, bar, coffee corner, store, lounge and reception service.

Additional services

In consultation between the parties, the tenant may purchase additional services from the lessor, including the use of the meeting center and auditorium, IT services and janitor services, et cetera.

Lease term

5 years with X year renewal period.

Commencement date

To be discussed.



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.

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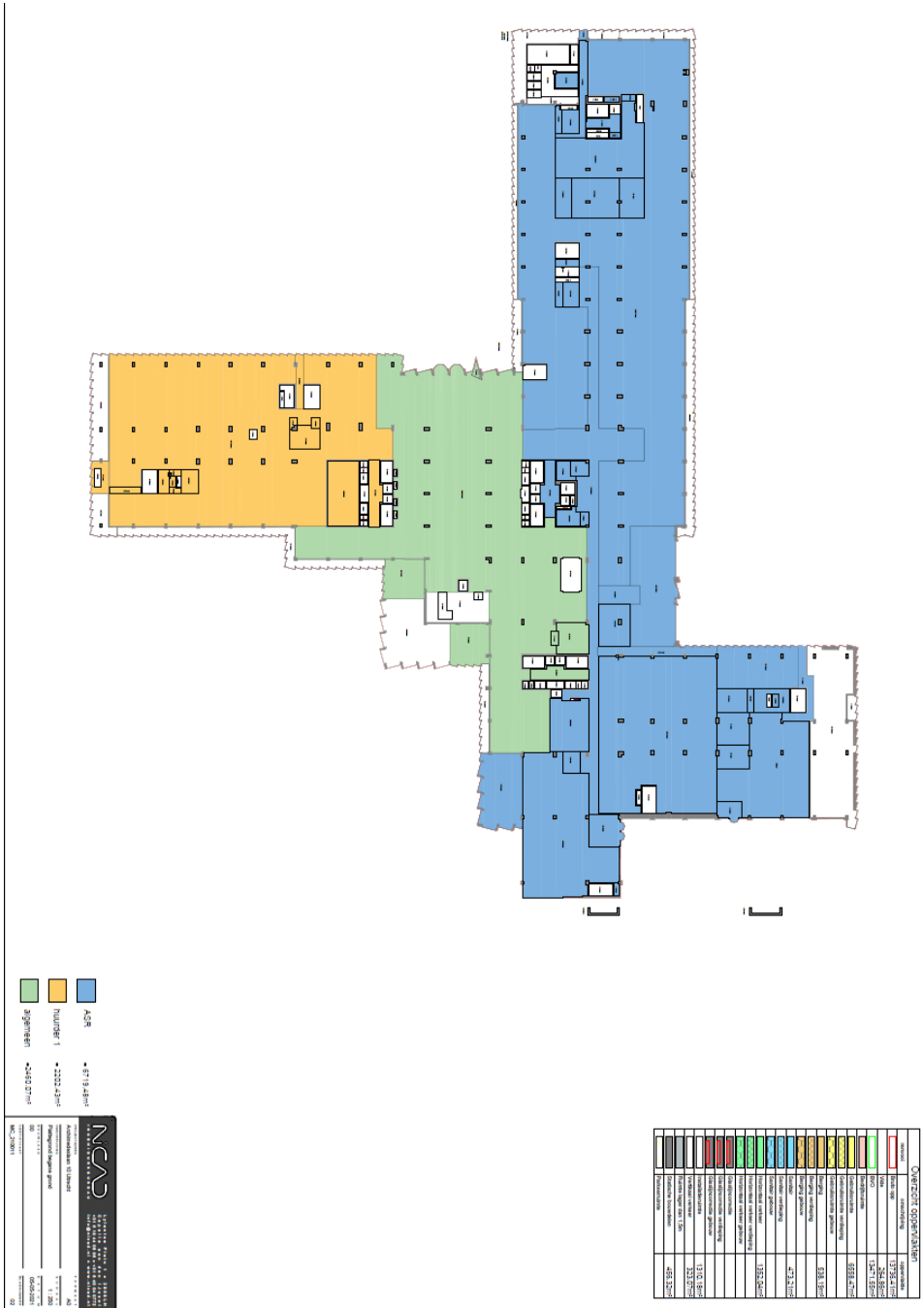


Impressies nieuwe entree



Maps

Ground floor



1st floor

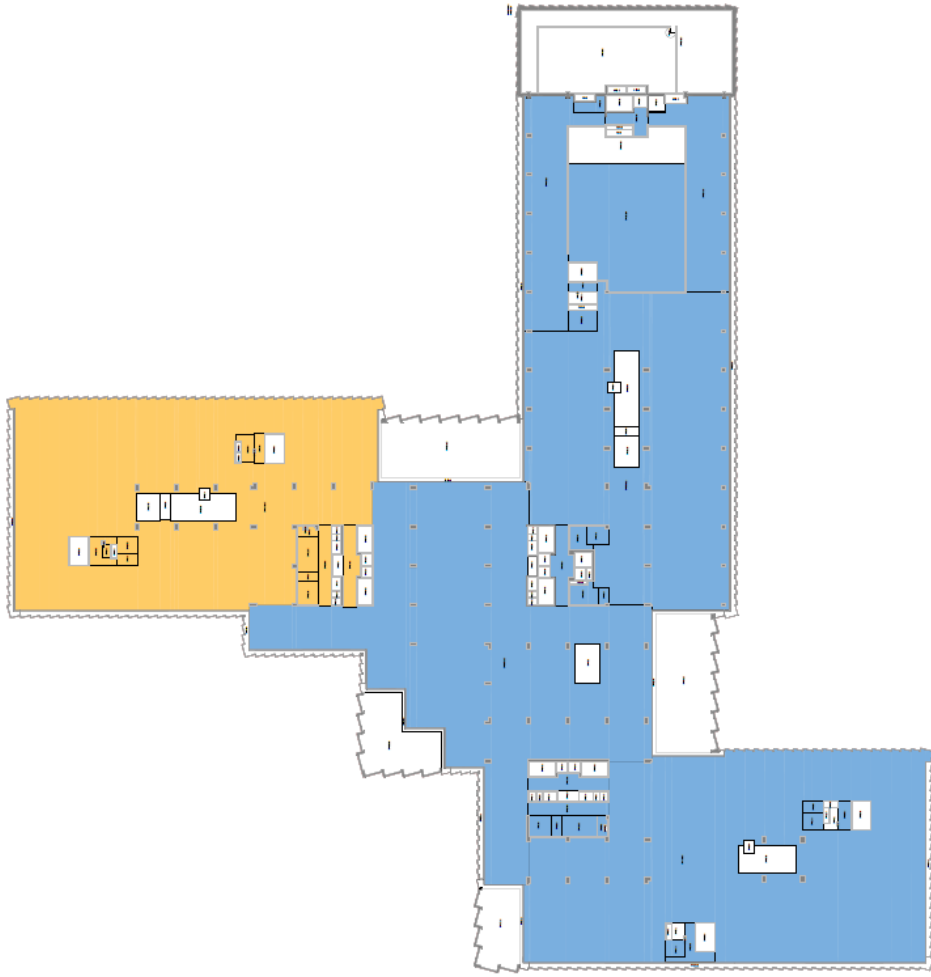


- ASR • 8897,2m²
- NOUTER 1 • 1883,78m²
- SEMENT • 2187,07m²

NCAD
 NATIONAL COLLEGE OF ARTS AND DESIGN
 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000

Material	Quantity	Unit	Value
ASR	8897,2	m ²	8897,2
NOUTER 1	1883,78	m ²	1883,78
SEMENT	2187,07	m ²	2187,07
...
Total	13068,05	m²	13068,05

2nd floor



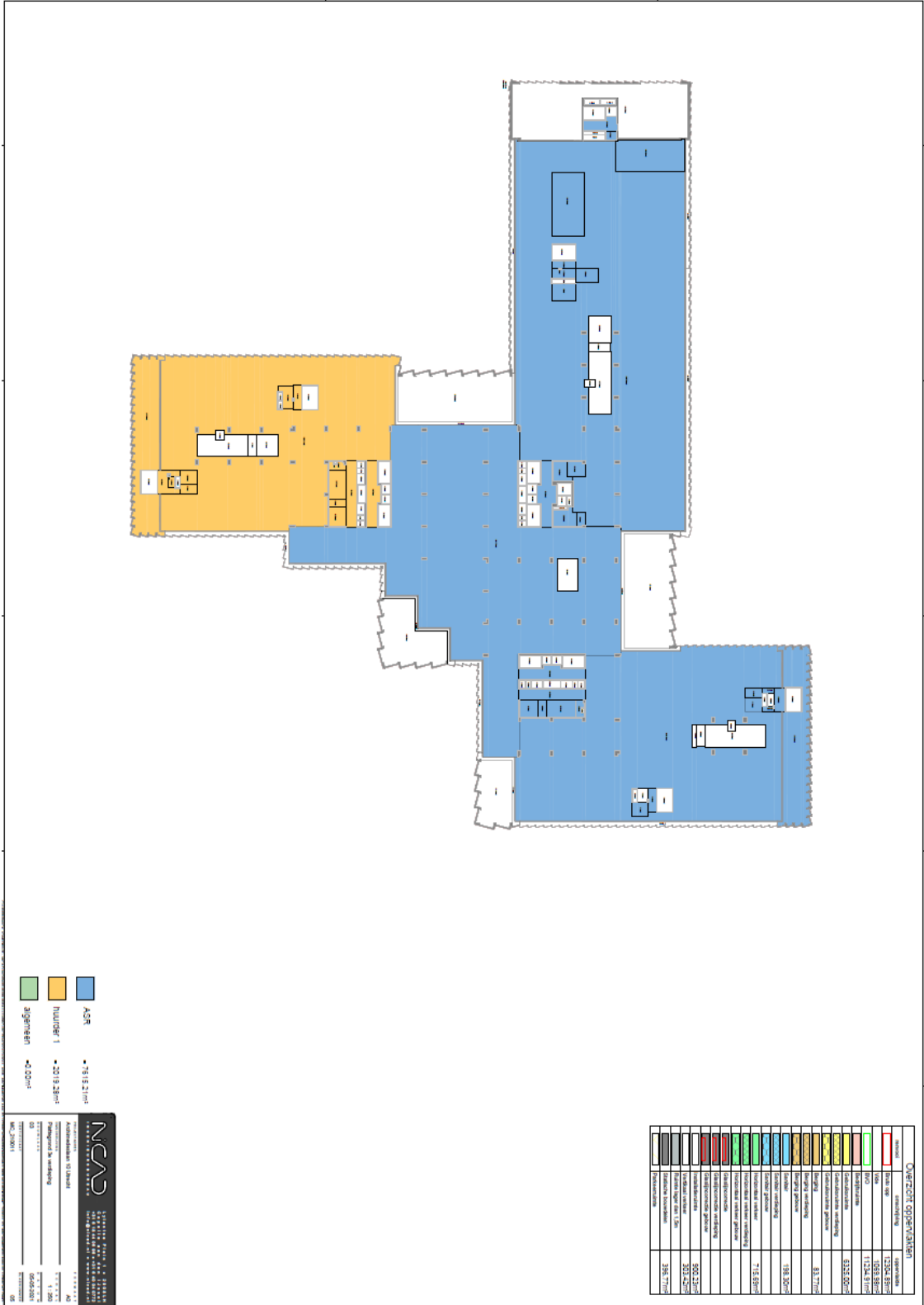
■	ASB	• 7992,50m ²
■	NUMMER 1	• 2336,12m ²
■	allgemein	• 4,00m ²

NCCAD NORDWESTLICHE COACHING-ACADEMIE

Adresse:
 Telefonnummer:
 E-Mail:
 Web:
 Ansprechpartner:
 Verantwortlich für:
 Datum:
 Unterschrift:
 MNC-200011

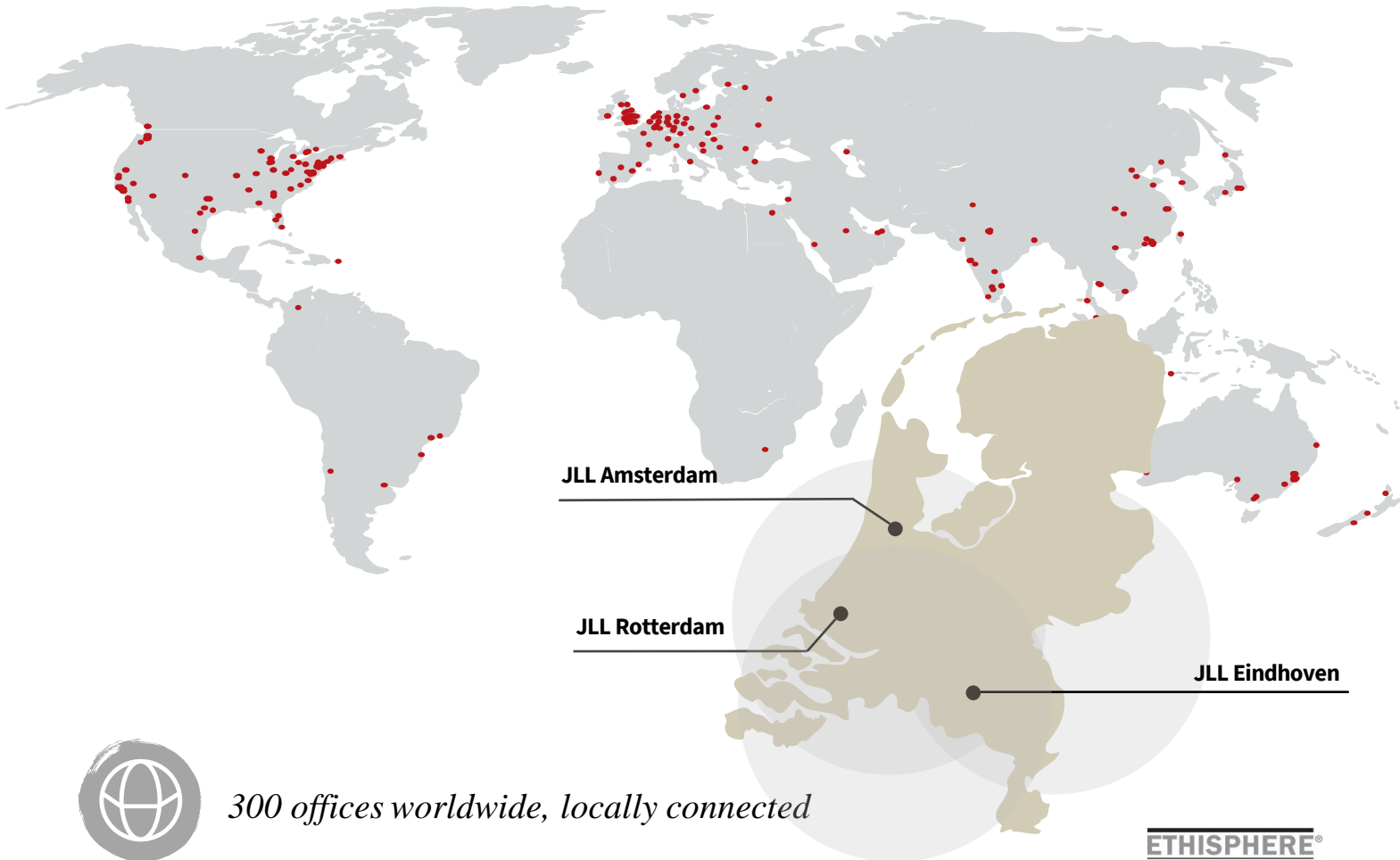
Überblick über die Räume	
Raumnummer	Fläche (m ²)
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1002	1348,50m ²
1003	1348,50m ²
1004	1348,50m ²
1005	1348,50m ²
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1012	1348,50m ²
1013	1348,50m ²
1014	1348,50m ²
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1096	1348,50m ²
1097	1348,50m ²
1098	1348,50m ²
1099	1348,50m ²
1100	1348,50m ²

3rd floor



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