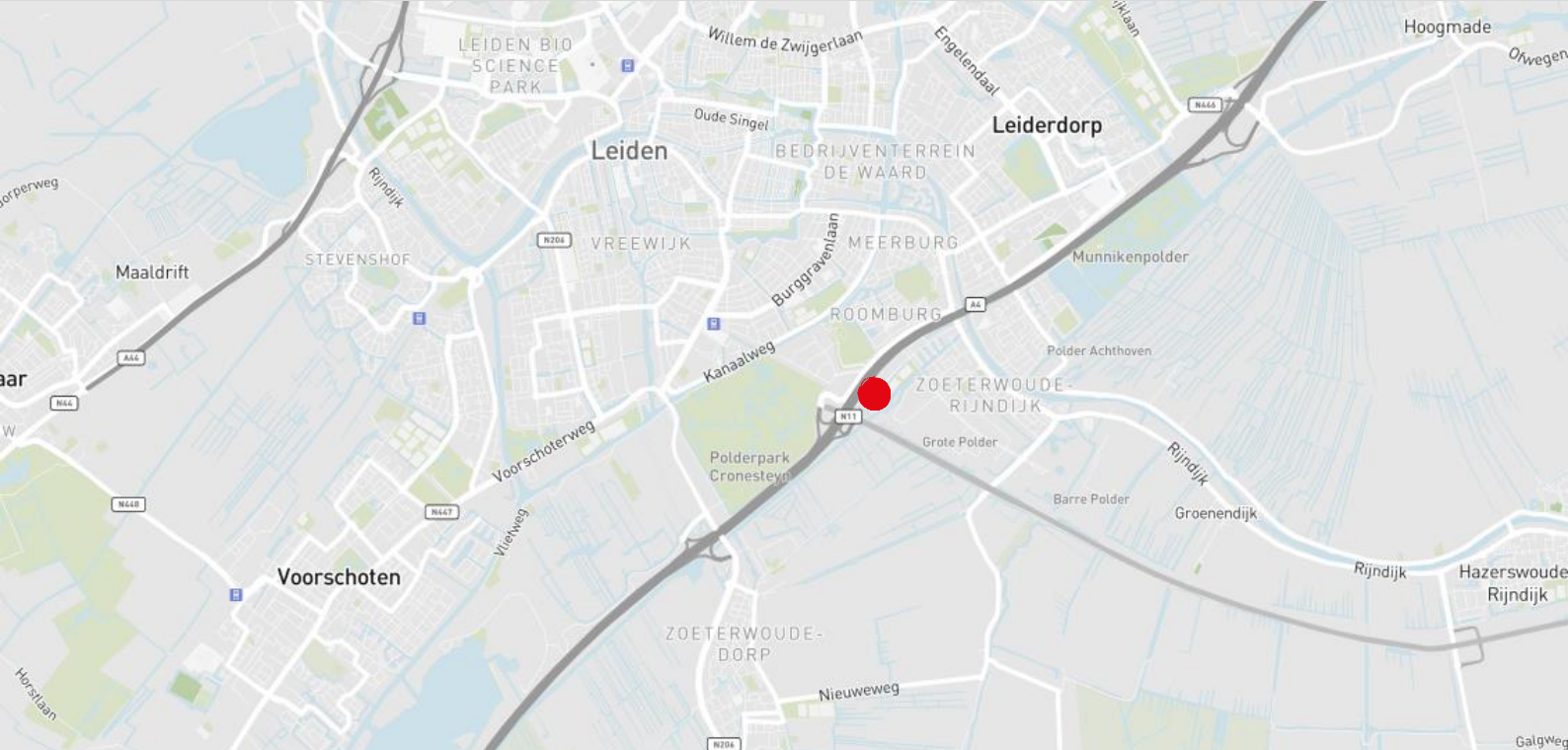




For rent

Siemens Energy

**Stadhouderslaan 900,
Zoeterwoude**



Property description

Modern, open and bright office building of approx. 9.366 sqm of office space. The property is located on an excellent visible location on the A4 highway.

Characteristic of the building are the spacious entrance and the pleasant workplaces on open floors.

The building was completed in 2014 and has energy label A.

A manned reception and coffee corner is located in the central hall. In addition, a company restaurant and meeting center are available in consultation.

Location

Very good location within highway exit a few minutes drive away.

Accessibility

By car:

The accessibility by car is excellent. The property is located directly at exit 6a Zoeterwoude-Rijndijk.

Public transport:

From Leiden train station take bus 169 in the direction of Alphen a/d Rijn, bus stop Laan de Goede Herder (approx. 12 minutes walk) Bus 187 in the direction of Boskoop, bus stop Meerburg (about 1 minute walk). Bus stop Zoeterwoude-Rd, Meerburg is in front of the door.

Available spaces

The total floor area of the building is approximately 9,366 sqm l.f.a. office space. For rent is approx. 400 sqm l.f.a available divided as follows:

• 2 nd floor	approx. 400 sqm l.f.a.
Total	approx. 400 sqm l.f.a.



Parking

The building has an underlying parking garage with space for 252 cars. Spacious parking standard of 1:37.

Rent

Office space:

€ 165.00 per sqm lfa per year, excluding VAT.

Parking place:

€ 1.200.00 per parking place per year excluding VAT.

Service charges

- Maintenance and window cleaning external: € 26.00
- Reception/security, cleaning including window cleaning indoor, pest control and sanitary supplies € 41.00
- Restaurant and coffee facility: € 20.00

The service costs are per sqm per year and to be increased with VAT.

Delivery level

The object will be delivered in its current condition, including the current installation package from the current tenant.

Taking over the existing inventory is negotiable.

Facilities

- Restaurant and barista
- Conference center



Lease term

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

Bank guarantee, amounting to three calendar months rent and service costs, both to be increased with VAT.

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.

Subject to approval

The stated conditions are expressly subject to the approval of the landlord and sublessor.

Contact

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+31 6 138 35 101

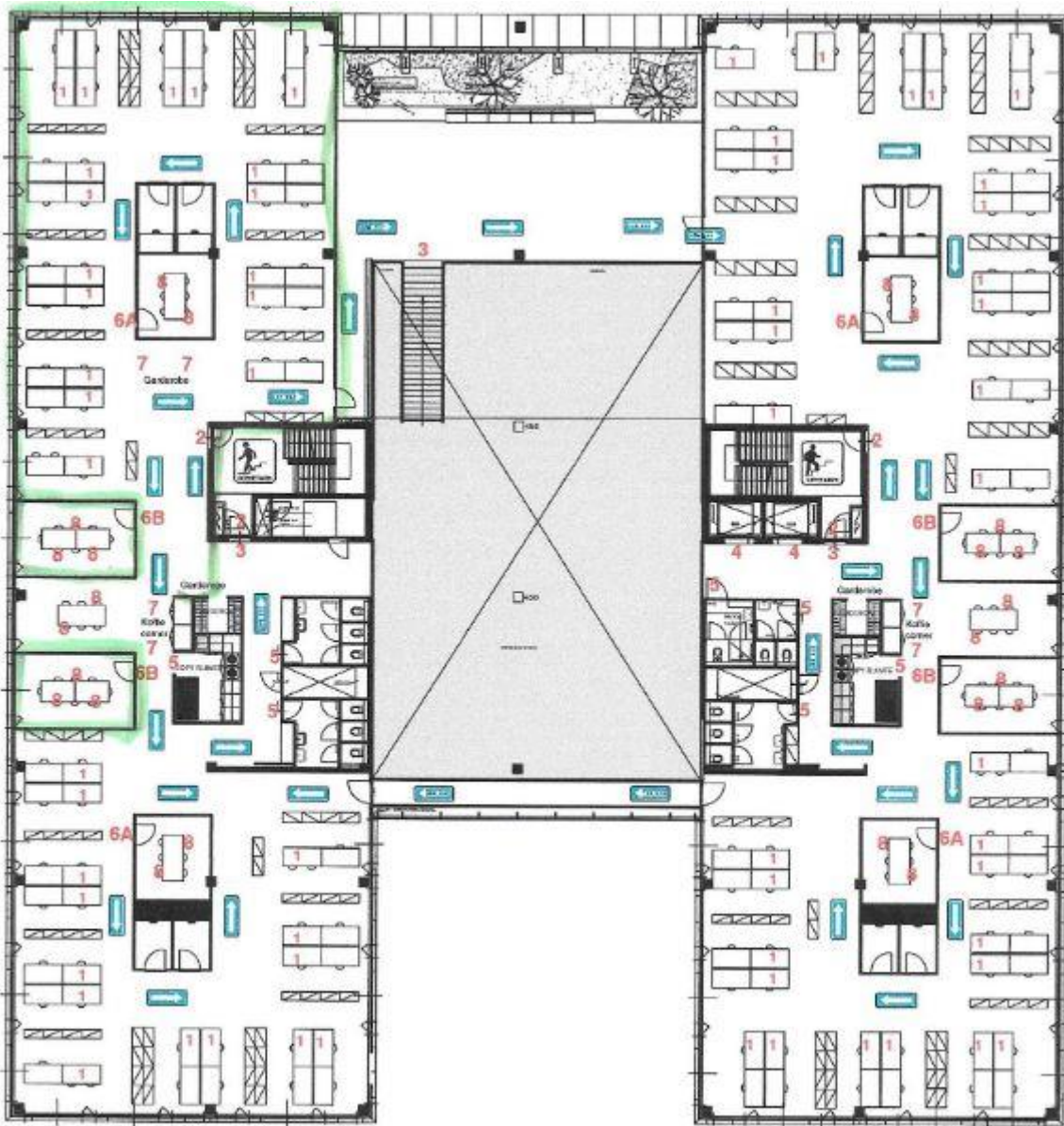






Floor plan

2nd floor

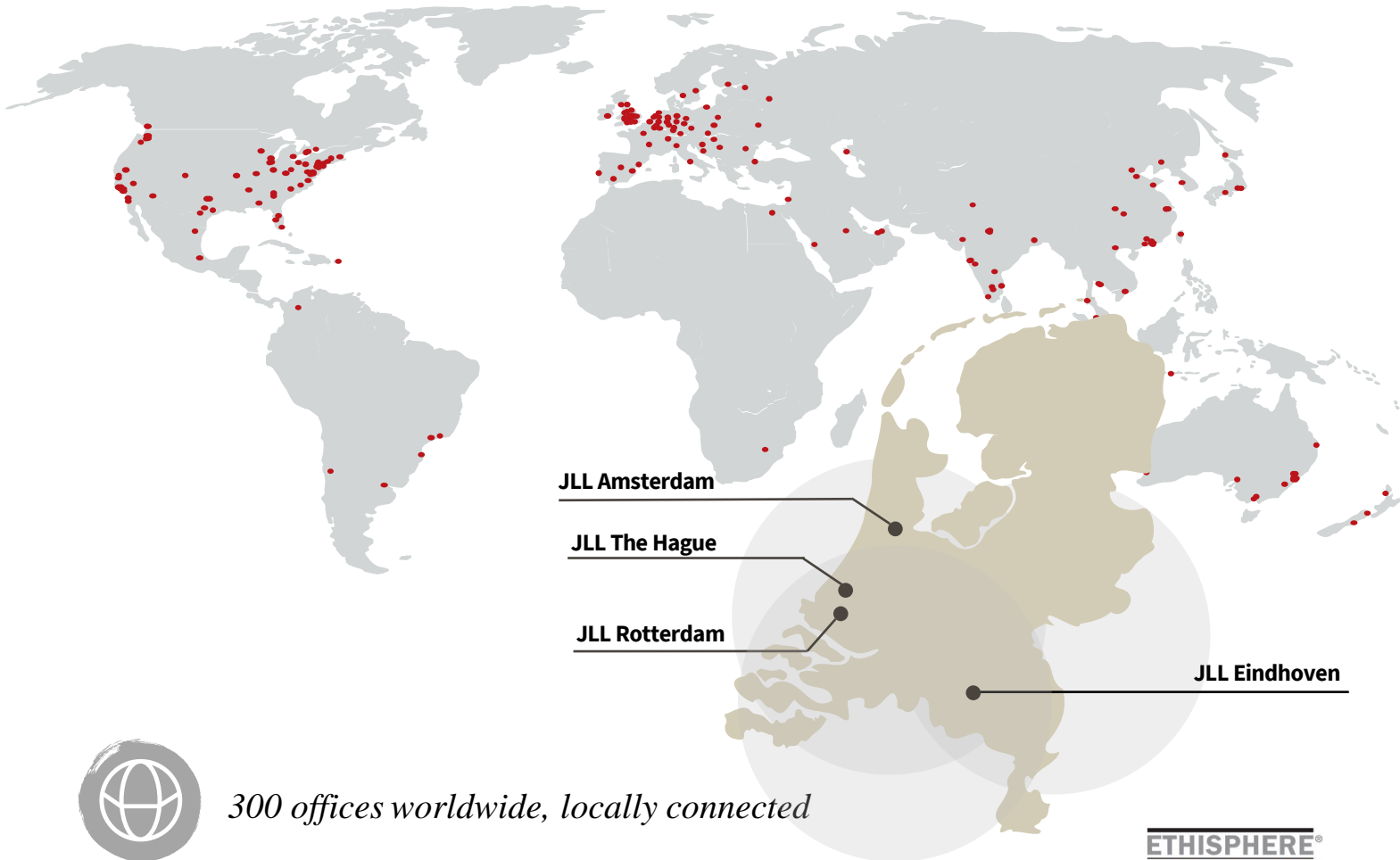


Legenda

Tweede verdieping

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