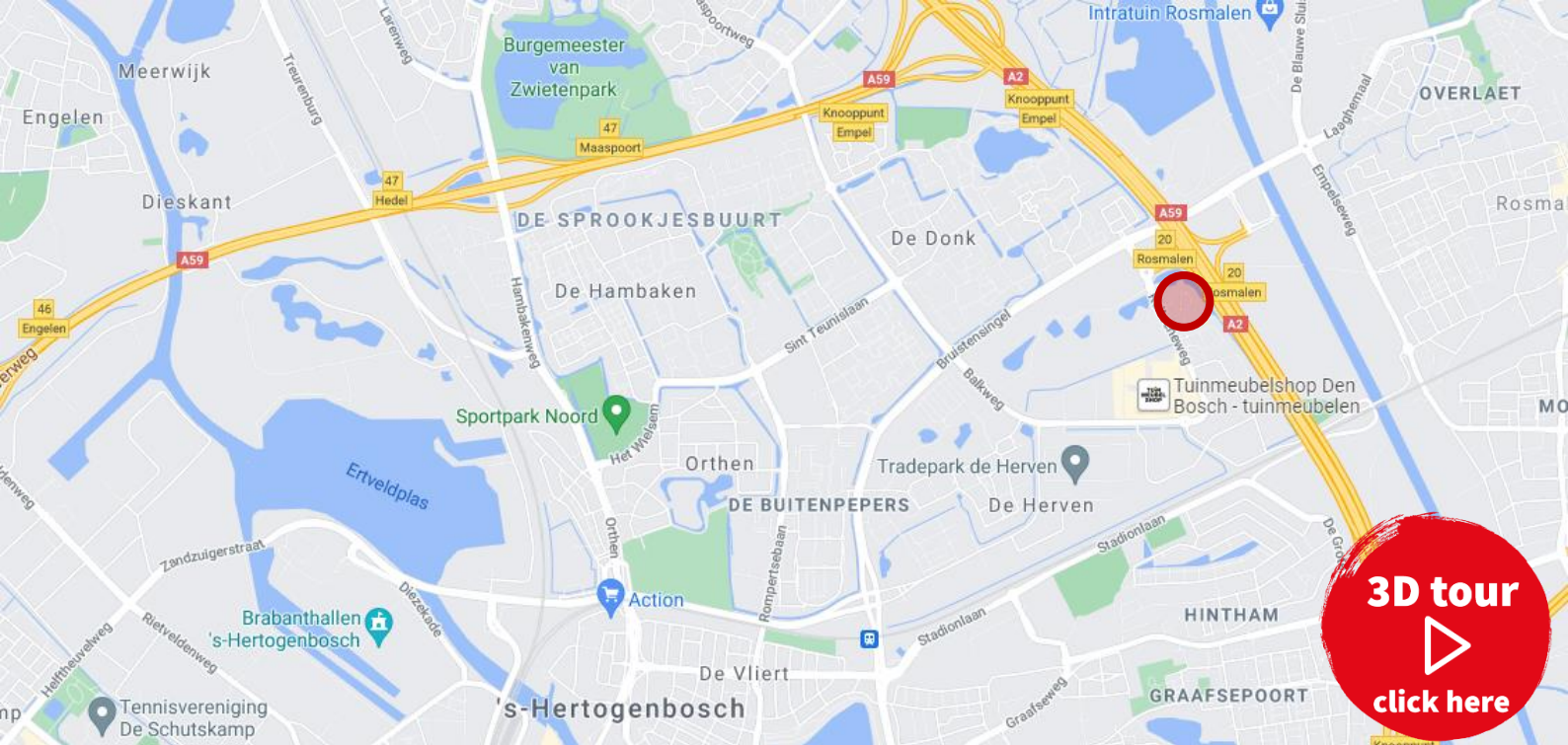




For Lease

Bolduc

**Utopialaan 22-52,
's-Hertogenbosch**



Location

The office building Bolduc is situated on a very prominent location. Entering the office building along the motorway A2, no one can fail to notice this exceptional building. More than 140,000 vehicles pass the Bolduc business centre every day. The immediate surroundings are characterised by the presence of mainly high-quality companies such as: SAP, Panasonic and Quintiq. Directly opposite Bolduc is the nature conservation area 'De Heinis' located. There are also various restaurants and shopping facilities in the immediate vicinity.

Property information

Bolduc is an office building, consisting of four buildings with a total surface area of approx. 22,500 sq. m. The size ensures that tenants can grow optimally in the complex. The residential area around the building has a pleasant business atmosphere. Bolduc has an optimal indoor climate, plenty of parking space, an excellent company restaurant (Bolduc Café) and various spacious meeting rooms. The combination of accessibility, facilities and excellent quality of office space makes Bolduc the ideal office location.

Accessibility

By car

Bolduc is easily accessible by car, because the office building is located next to the entrance and exit slip roads of the motorway A2 (Amsterdam-Maastricht) with a direct connection to the motorways A59 (Breda-'s-Hertogenbosch) and A50 (Nijmegen-'s-Hertogenbosch).

Public transport

There is a bus stop at the front of the office building with a direct connection to the city centre and bus and railway station of 's-Hertogenbosch.

Availability

Bolduc is an office park of four office buildings with approx. 22,500 sq. m. LFA office space. Currently there is approx. 4,362 sq. m. LFA office space available to let:

Floor	Building C
Ground floor	approx. 923 sq. m. LFA
1 st floor (building C)	approx. 721 sq. m. LFA
2 nd floor (building C)	approx. 611 sq. m. LFA
3 rd floor (building C)	approx. 611 sq. m. LFA
4 th floor (building C)	approx. 611 sq. m. LFA
8 th floor (building C)	approx. 275 sq. m. LFA
Total	approx. 4,362 sq. m. LFA

Partial letting is possible from approx. 275 sq. m. LFA office space.

The office buildings A, B and D are fully let.



Parking

The parking ratio is 1:30 sq. m. office space. The parking spaces are accessible 24 hours a day, 7 days a week. There are also several charging points for electric cars, bicycles and scooters.

Rental conditions

Office space:

€ 145.00 per sq. m. LFA per year.

Parking spaces:

€ 650.00 per parking space per year.

The above mentioned prices are excluding VAT.

Service charges

€ 40.00 per sq. m. LFA per year, excluding VAT.

Delivery level

- Ceiling system with recessed light fittings;
- Air-conditioning system with triple ventilation and peak cooling;
- Mechanical ventilation in sanitary facilities and pantry;
- Cable ducts fitted with electricity and data cabling;
- Heating via radiators;
- Fire prevention;
- Elevators;
- Cradle system on behalf of maintenance and cleaning the external wall;
- Pressure water system.



Lease term

Five years with five years renewal period. The notice period is twelve months.

Commencement date

To be discussed.

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.

Contact details

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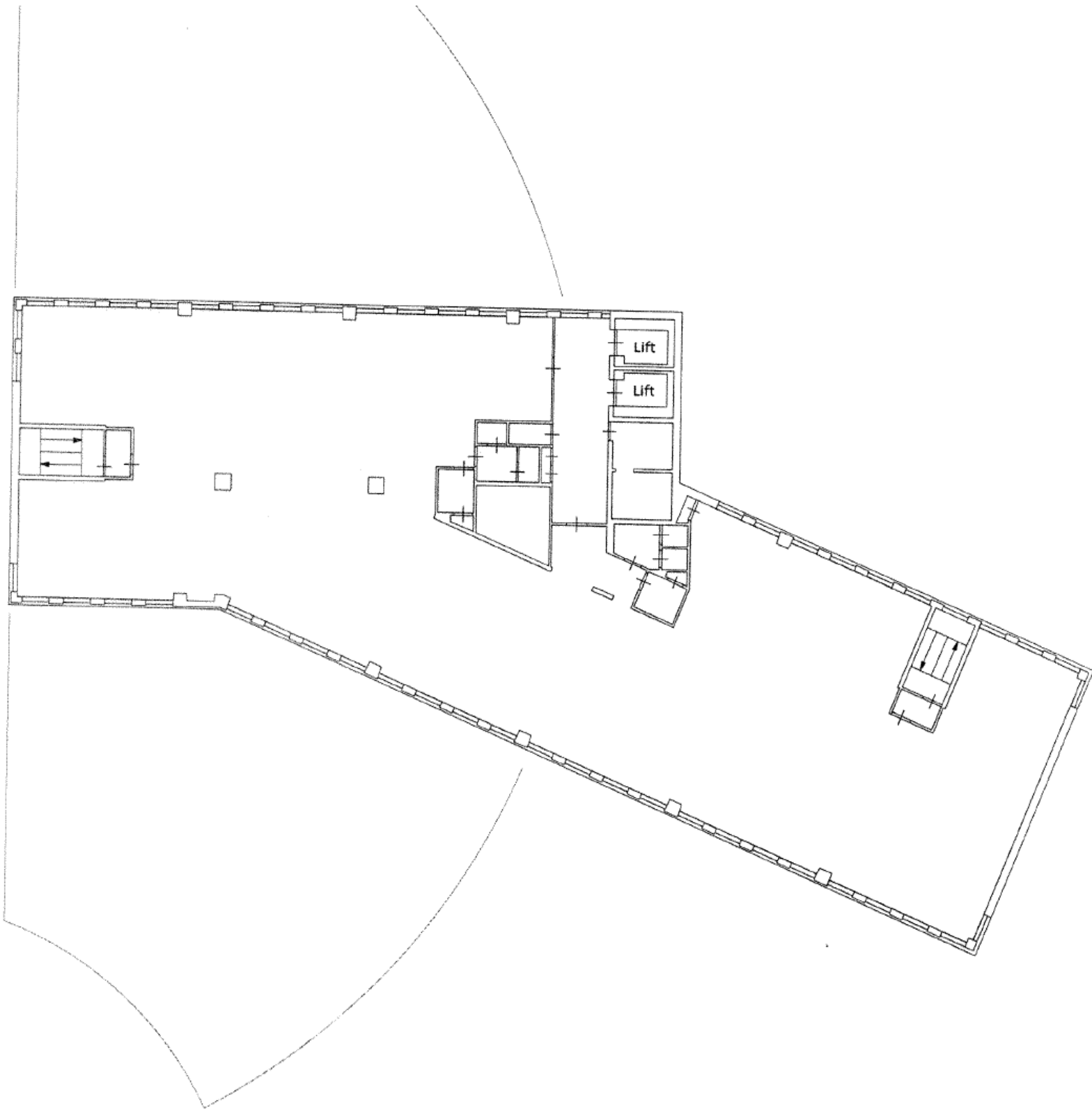
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Photos

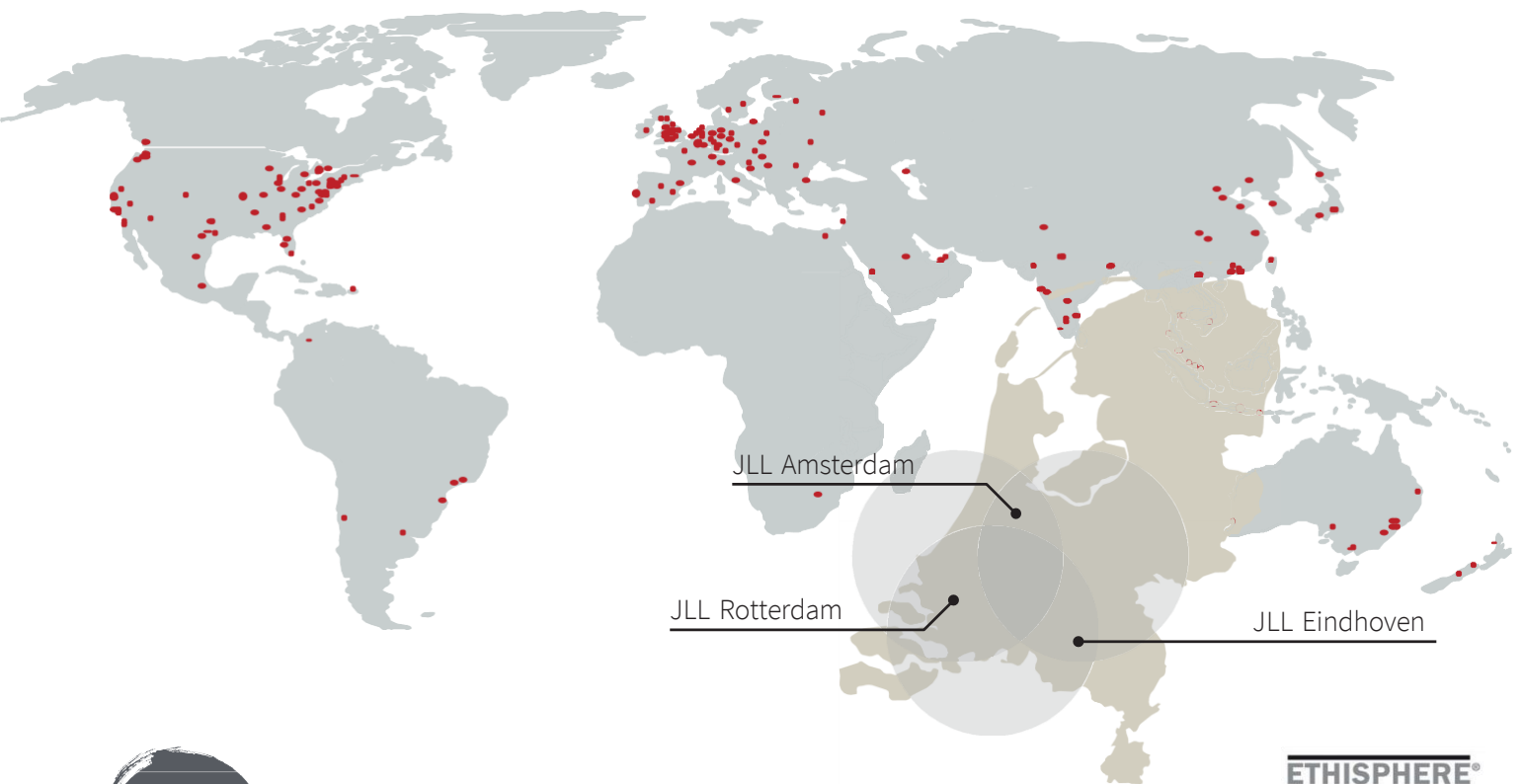


Floor plan 2nd – 8th floor (building C)



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