



For rent

St.-Jacobsstraat 123 – 135,
'Jacob', Utrecht



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Ambitions*



Property description

The office building on St Jacobsstraat, better known as "Jacob" is a multi tenant building in the center of Utrecht. The building has a total lettable floor area of 4,127 m² divided over five floors. The first floor contains various retail functions, the upper floors are filled with office space. The available office spaces are located on the first, second and third floor and have recently been completely renovated. These office spaces are accessible through the common entrance which is situated on the St Jacobsstraat. In addition to the 3 available floors, Regus rents office space where any desired flexibility can be rented. The office spaces in the Jacob are fully renovated and after renovation meet the energy label A. Within walking distance of the building on St. Jacobsstraat are several stores accessible. In addition to the Hoog Catherijne shopping center and stores such as Bijenkorf, ICI Paris and The Sting, there are several hotels and restaurants close to the location. With the arrival of many catering establishments in the Vredenburg and Pottenstraat, it is expected that there will be a considerable flow of passers-by from the Central Station (Smakkelaarsveld) to the renovated old post office.

Location

The Jacob building is located on the St Jacobstraat on the edge of the station area of Utrecht. The St Jacobsstraat offers a mix of functions, on the first floor mostly retail functions with offices or housing above. The Chamber of Commerce, TIO, TIAS, La Vie meeting center and the General Education Union are located in the immediate vicinity.

Accessibility

By car

Because of its location on the north side of the center, accessibility by car is good. By car it takes about 8 minutes to reach the A2 and A27 motorways. There are no parking spaces located near the building. Behind the building is Q-Park parking La Vie located, this can be used for a fee.

Public Transport

The location can also be reached by public transport. Within walking distance of the building is the St. Jacobsstraat bus stop, from where several bus lines can take you to Utrecht Central Station within 5 minutes.



Available spaces

Souterrain: approx. 134 sq.m.
Ground floor: approx. 128 sq.m.

Parking

No parking spaces are available at the building, parking can be facilitated at the adjacent Q-Park La Vie. A subscription can be made directly with Q-Park.

Rent

Office space:

Souterrain: € 115.00 per sq m lfa per year, excluding VAT.
Ground floor: € 235.00 per sq m lfa per year, excluding VAT.

Service charges

To be determined.

Delivery level

The object will be delivered including:

- Communal entrance;
- Staircase;
- Double passenger elevator;
- Current wiring with WCDs and electricity;
- Mechanical ventilation with top cooling;
- Partly openable windows;
- Communal sanitary groups per floor;
- Renewed system ceiling (ceiling islands) with integrated lighting;
- Emergency lighting;
- Fire alarm system. The connection and consumption of data and telecommunications facilities are not included in the rent and are to be arranged and paid for by the tenant.



Lease term

5 years with renewal periods of 5 years each.

Commencement date

Immediately.

Energy label

The office building has an energy label A after renovation.

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

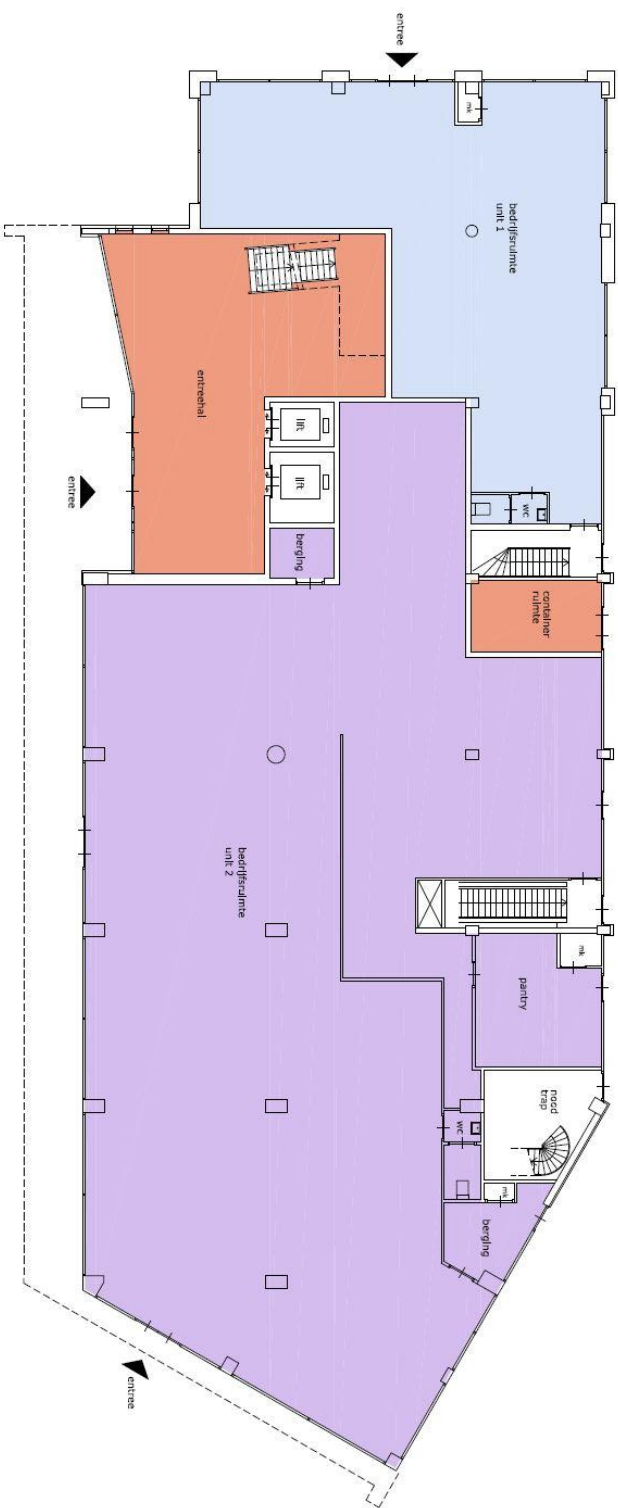
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afmetingen in vierde potlood
bedder
begane grond
total

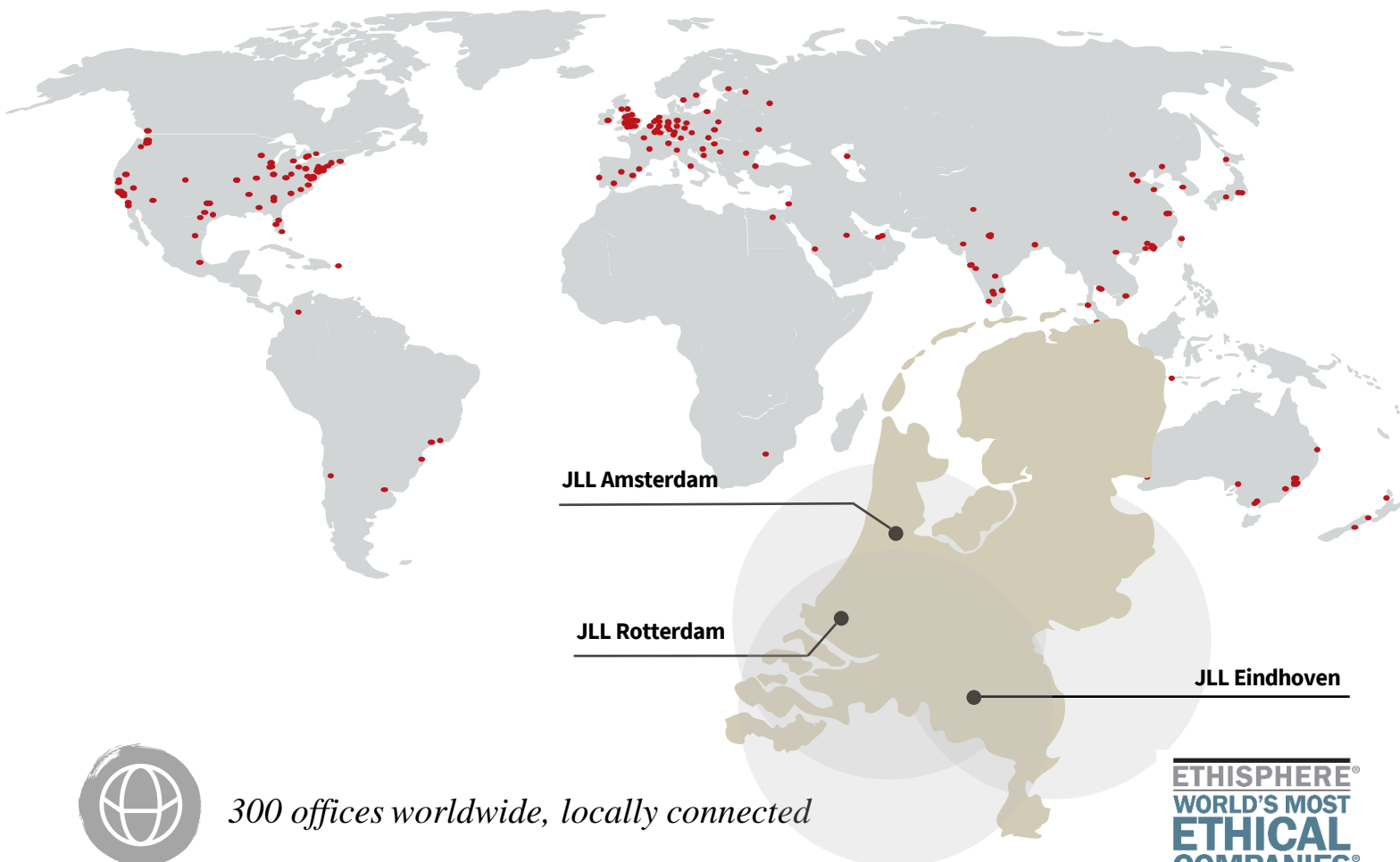
verdeling van de vloeroppervlakte in vierde potlood			
afmetingen in vierde potlood	afmetingen in vierde potlood	afmetingen in vierde potlood	TOTAAL
bedder	128 m ²	128 m ²	128 m ²
begane grond	444 m ²	444 m ²	444 m ²
total	572 m ²	572 m ²	572 m ²

begane grond



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