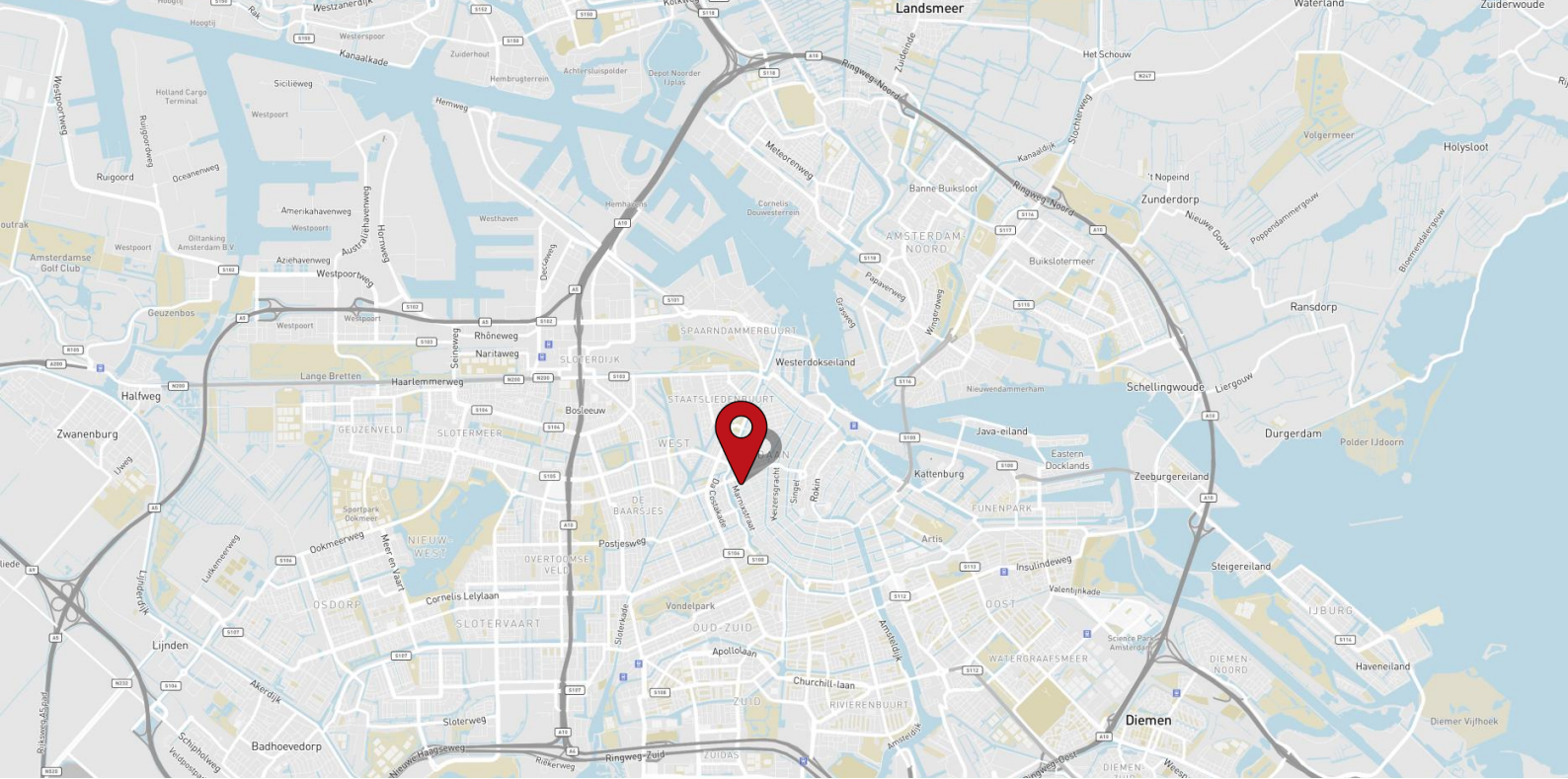




For rent

'Het Atelier'
Rozengracht 207,
Amsterdam



Property description

Building 'Het Atelier' is located at the Rozengracht 207 in Amsterdam. The building dating 1921 has a rich history of several industrial functions, including the Berghaus firm, which manufactured its ladies' coats here. The developer derives the name of the building 'het Atelier' from this. This former fashion studio provided pret-a-porter collections for the larger department stores during the middle of the last century. The building has a striking facade, front width of approximately 15 meters and a depth of approximately 20 meters. The building offers 5 floors, a ground floor and the 1st to the 4th floor.

The 2nd floor is currently available with approx. 305 sq. m. LFA office space. The floors all have a loft-like appearance due to the combination of an enormous free height with plenty of daylight. In the main entrance facilitates a lift and an original staircase to the office floors.

Location

The Rozengracht located in the Amsterdam Jordaan, is a busy street in the city centre of Amsterdam. This well-known Amsterdam neighbourhood is characterized by its many shops, restaurants for lunch / dinner and attractive cafés. The Rozengracht is an extension of the Westermarkt with it's beautiful 'Wester Toren'. In the Jordaan you can also find well-known markets on the Lindengracht, Westerstraat and Noordermarkt. All are within walking distance. At last, various hotels such as The Hoxton and Pulitzer are also within walking distance.

Accessibility

Car

The Rozengracht can be reached by car via the ring A10 (S103, 104 and 105).

Public transport:

Within walking distance, several tram stops facilitate lines 5, 12, 13, 14 and 17 with a good connections to Amsterdam Central Station, Amsterdam Amstel, Zuidas and the other parts of Amsterdam.

Also, within walking distance the bus stops of lines 284 and 288 do offer a direct connection to NS Station: Amsterdam Central Station, Amsterdam RAI and Amstelveen.

Available spaces

The availability of this building is approximately 305.15 sq. m. LFA. Located on the 2nd floor.



Parking

Paid parking is possible on the public road or with a parking permit. The Europarking (Qpark) is located on Marnixstraat, a 5-minute walk from the 'Het Atelier' building.

Rent

Office space:

€ 380.00 per sq. m. lfa per year, excluding VAT.

Service charges

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

Delivery level

The building will be delivered in a high-quality renovated condition, including the following:

- New high-quality climate installation & ventilation;
- Connection for a pantry;
- Big windows, which can be opened;
- Double glass doors, which can be opened;
- Shower on the 1st and 2nd floor (in the leased space);
- New sanitary groups per floor;
- Levelled Fermacell floors;
- Floor heating & air heating / cooling;
- 10 floor pots per office floor for electricity;
- Solar panels and water pump;
- Ceilings and walls are plastered and painted.



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.

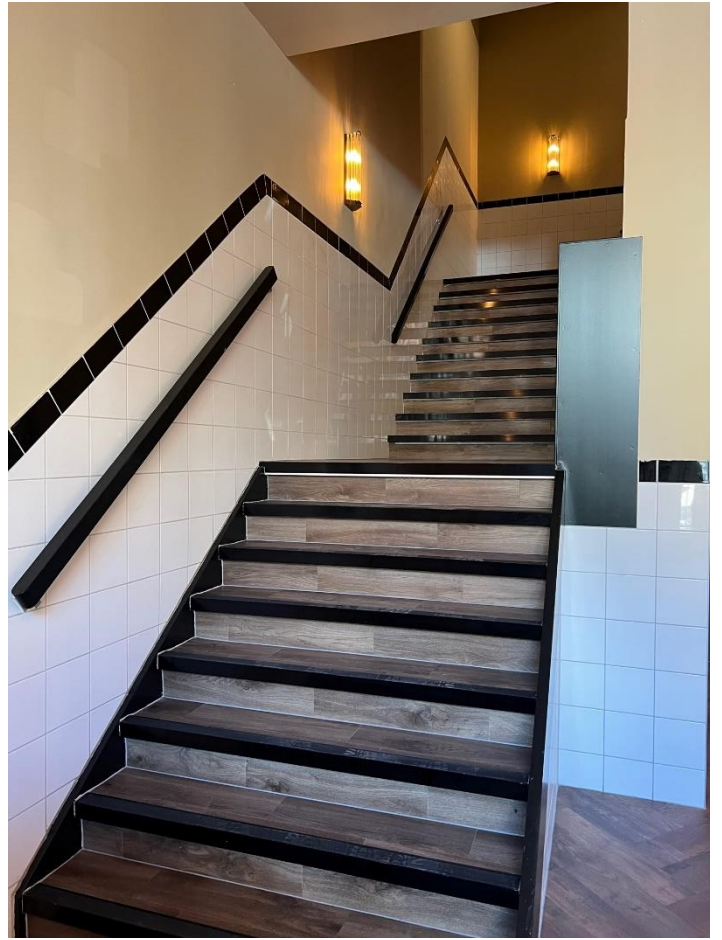
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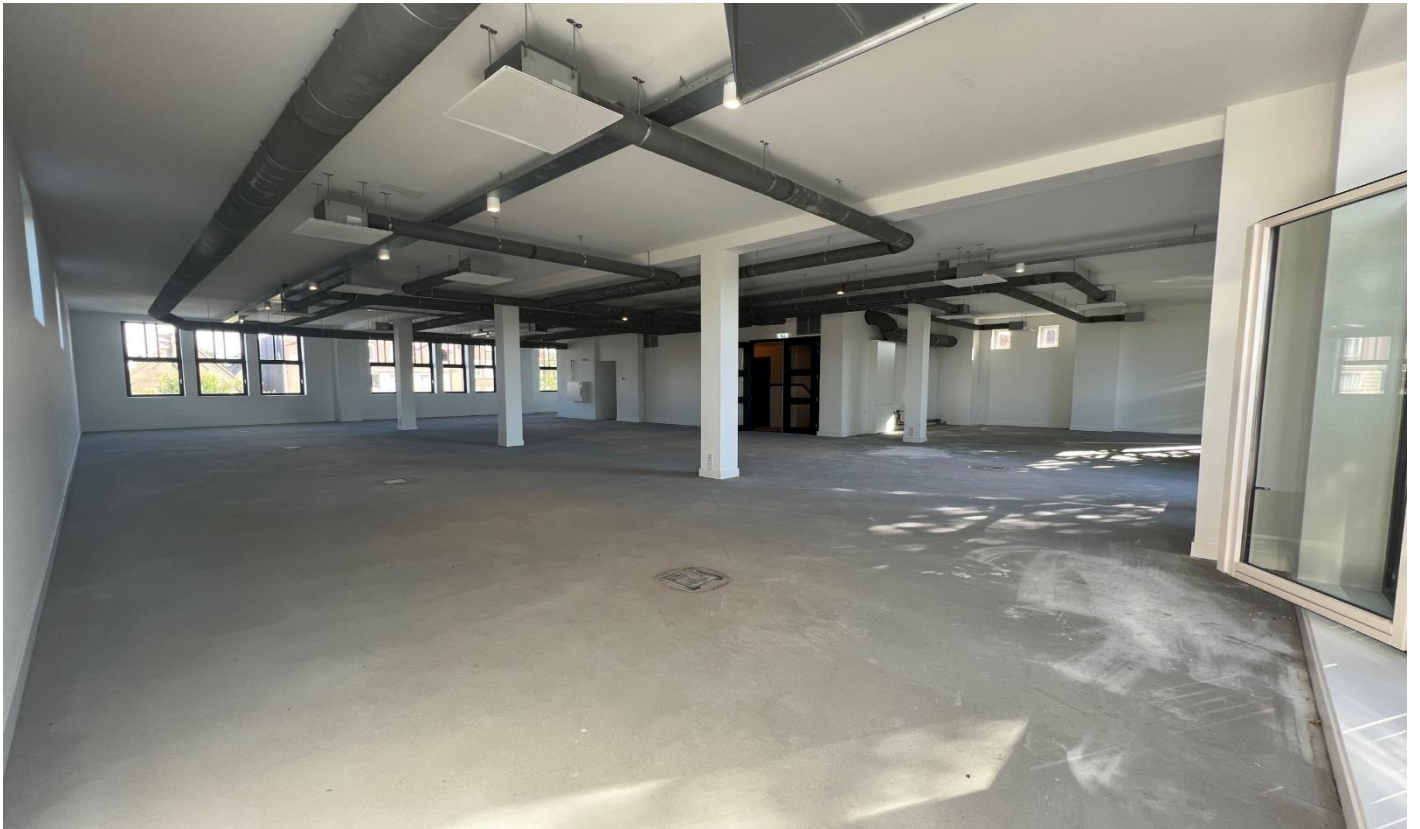
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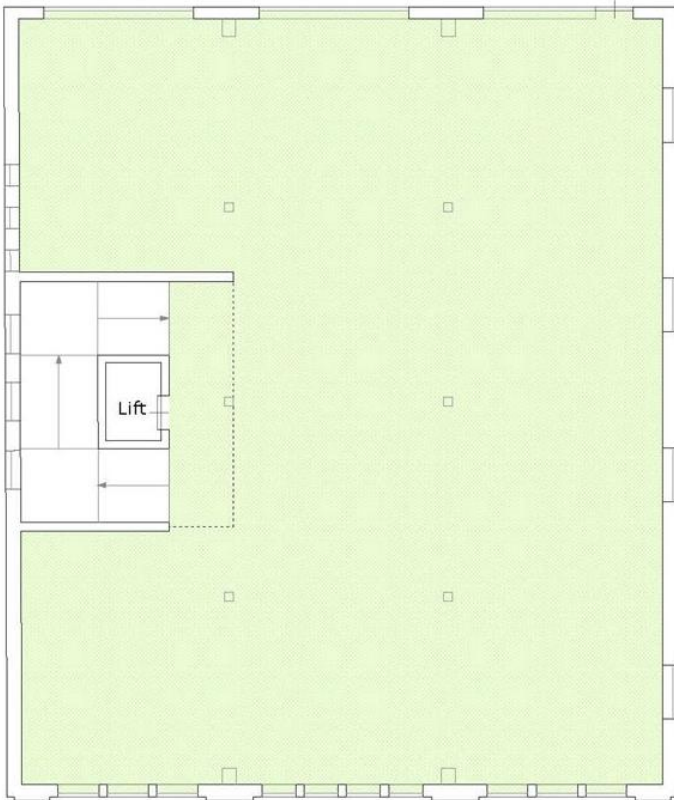


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Rozengracht

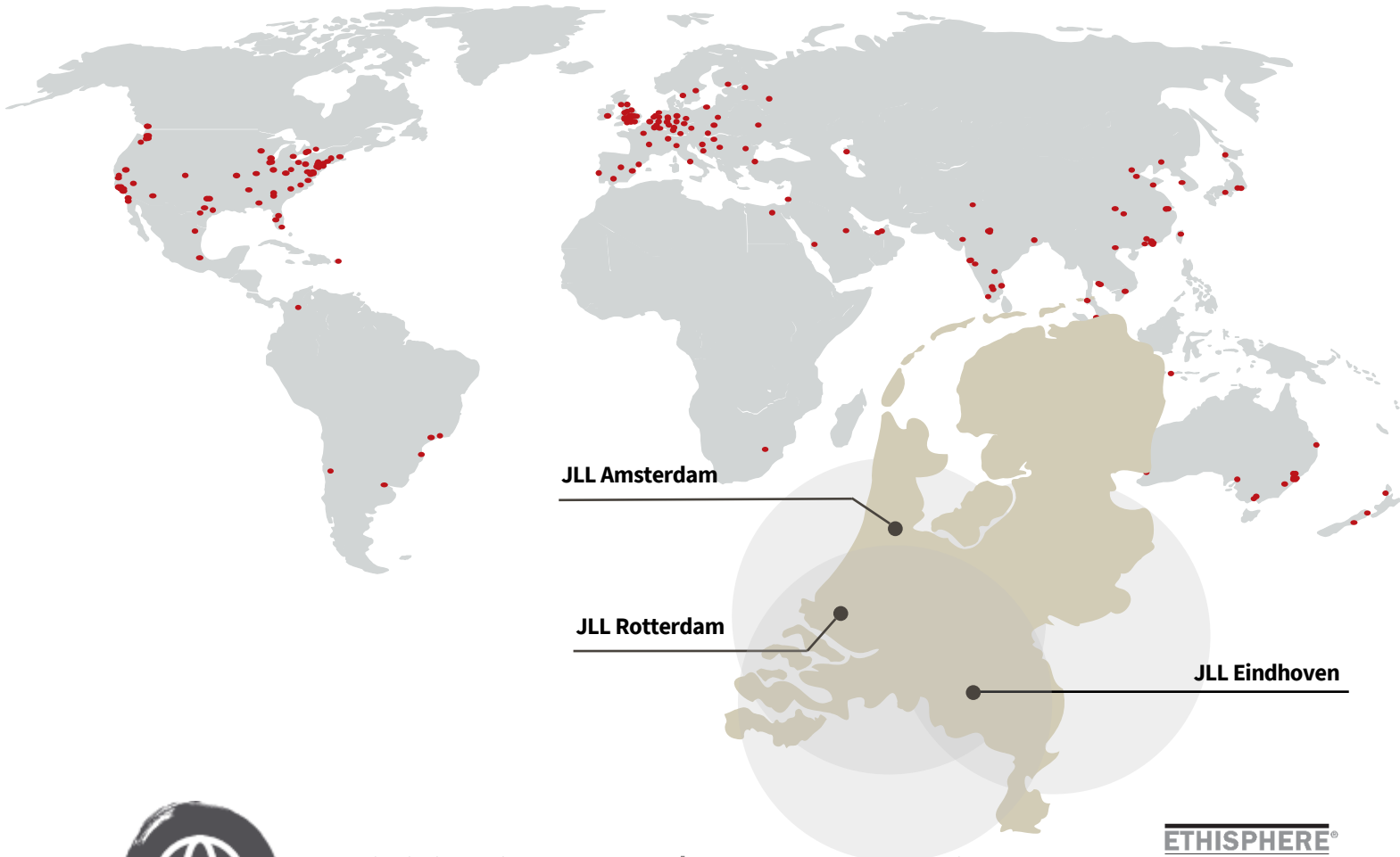


Impressions 'Het Atelier'



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