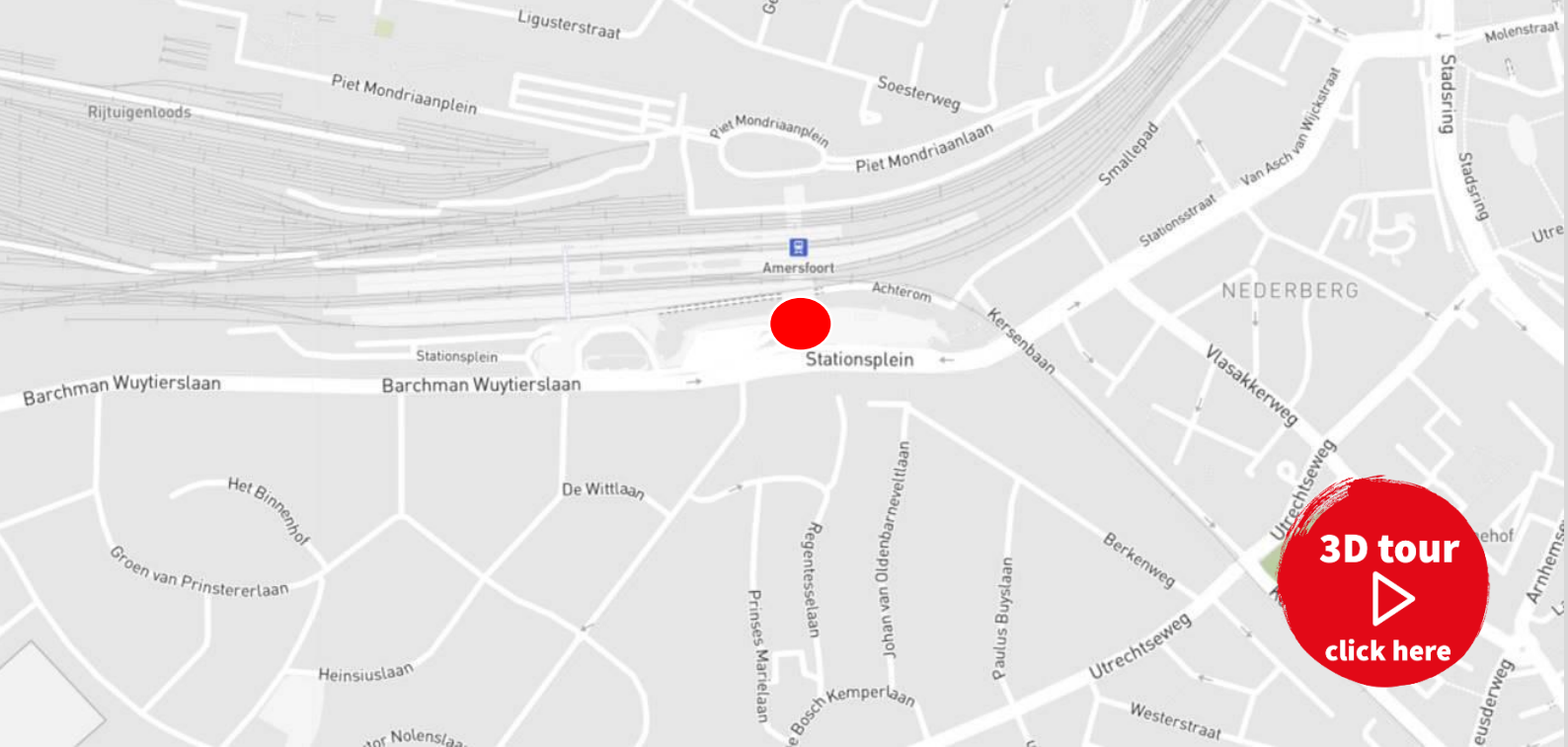




For rent

‘Argonaut’

**Stationsplein 89,
Amersfoort**



Property description

In the office building "Argonaut" in the station area of Amersfoort, 773 sq m of office space will be available for rent, located on the 2nd floor.

Location

The building is located in an excellent location. The area around the station is characterized by offices, homes and stores. This prominent location is centrally located in the region and is easily accessible by car and public transport. KPN, Twijnstra Gudde and Nutreco, among others, are located in the immediate vicinity.

Accessibility

Due to the well-designed road system in Amersfoort, both the A1 motorway and the A28 motorway are easy to reach by car. Due to the good connection to the traffic junction "Hoevelaken", there are excellent connections with all parts of the country.

The railway station "Amersfoort", where the bus station is also located, is located right next to the building. Good local, regional and national public transport connections are available by train and bus.

Available spaces

Office for rent is 773 sq m lfa available divided as follows:

• 2 nd floor	773 sq m lfa
Total	773 sq m lfa



Parking

There are 12 parking spaces available.

Rent

Office space:

€ 165.00 per sq m lfa per year, excluding VAT.

Parking place:

€ 1,050.00 per place per year, excluding VAT

Service charges

€ 35.00 per sq. m. lfa. per year, excluding VAT.

Delivery level

The office space will be delivered "as is", equipped with:

- suspended ceilings with lighting fixtures;
- radiators with thermostatic taps;
- mechanical ventilation with top cooling;
- partly sun blinds outside (station square side);
- slats
- call system with intercom
- gutter system and socket outlets
- pantry.

The sanitary facilities are located in the general area. The building is also equipped with, among other things, 2 passenger lifts and an evacuation installation.



Lease term

It concerns a subletting situation, a flexible rental period is negotiable.

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.

Contact

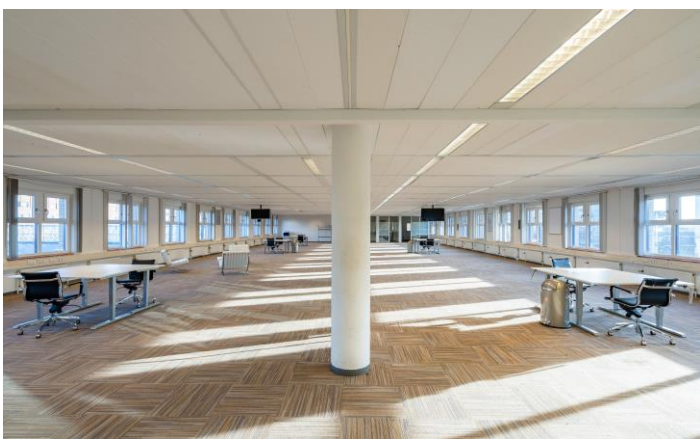
Barthold van Hasselt

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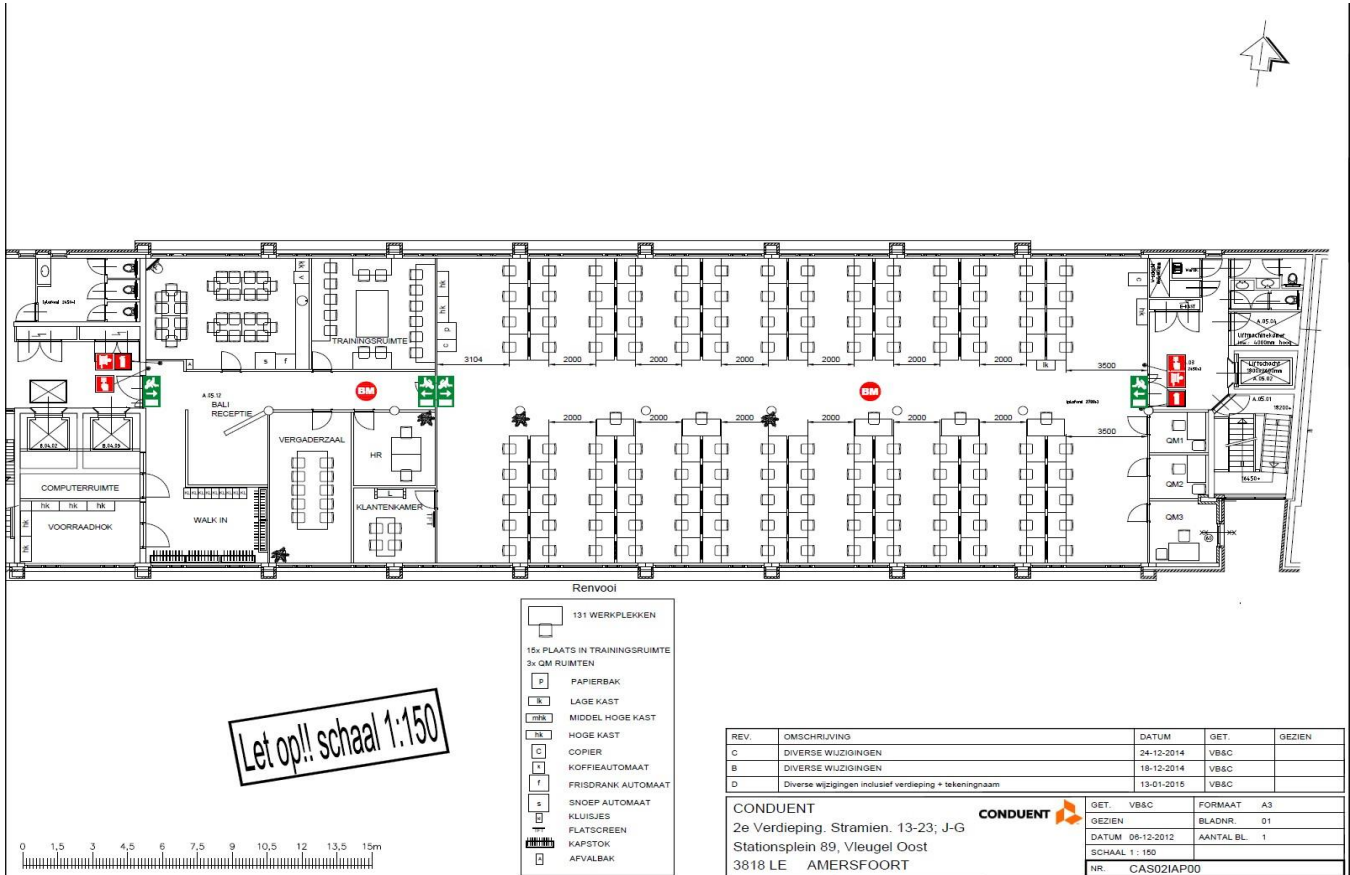
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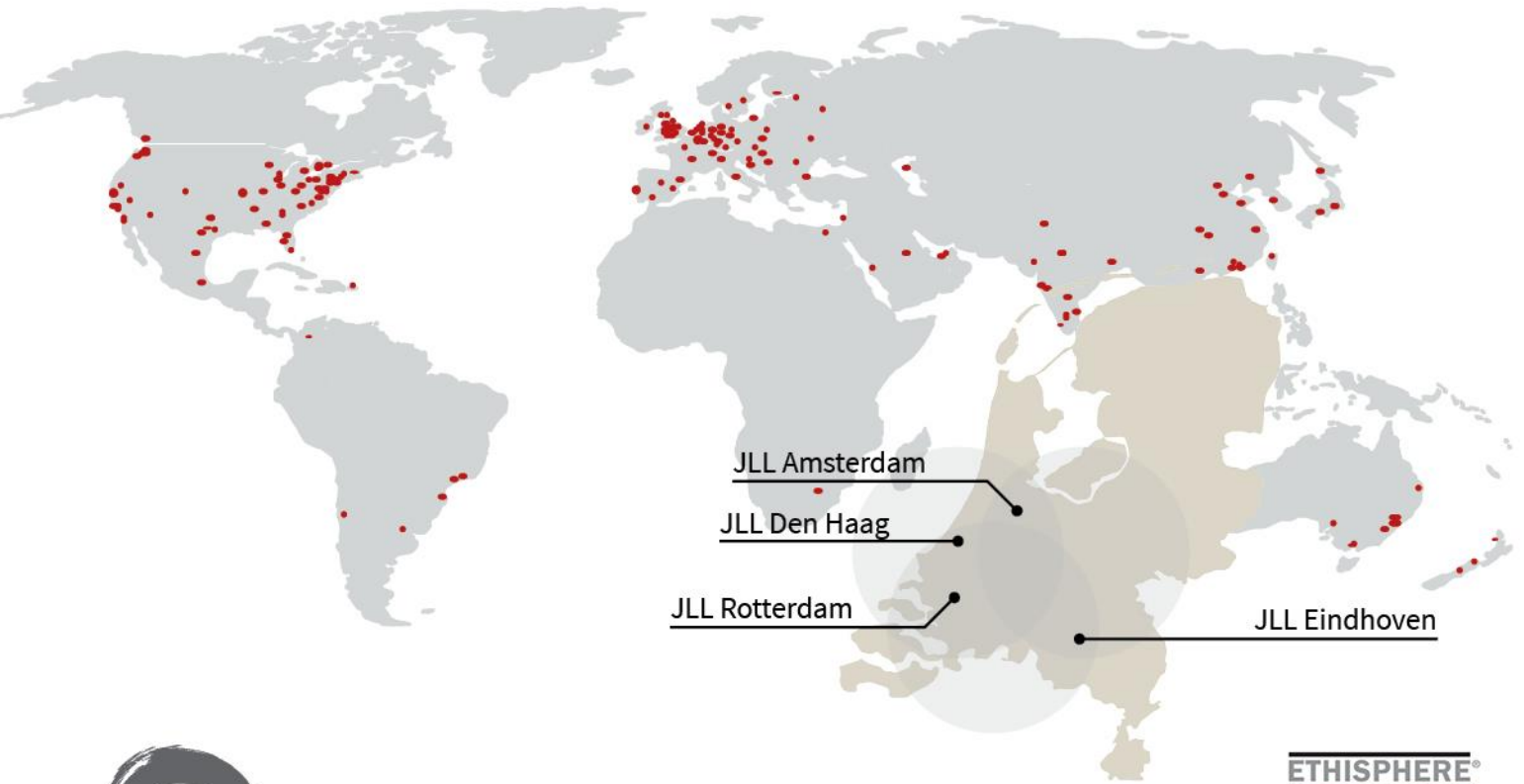
Floor plan

2nd floor



Over JLL

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