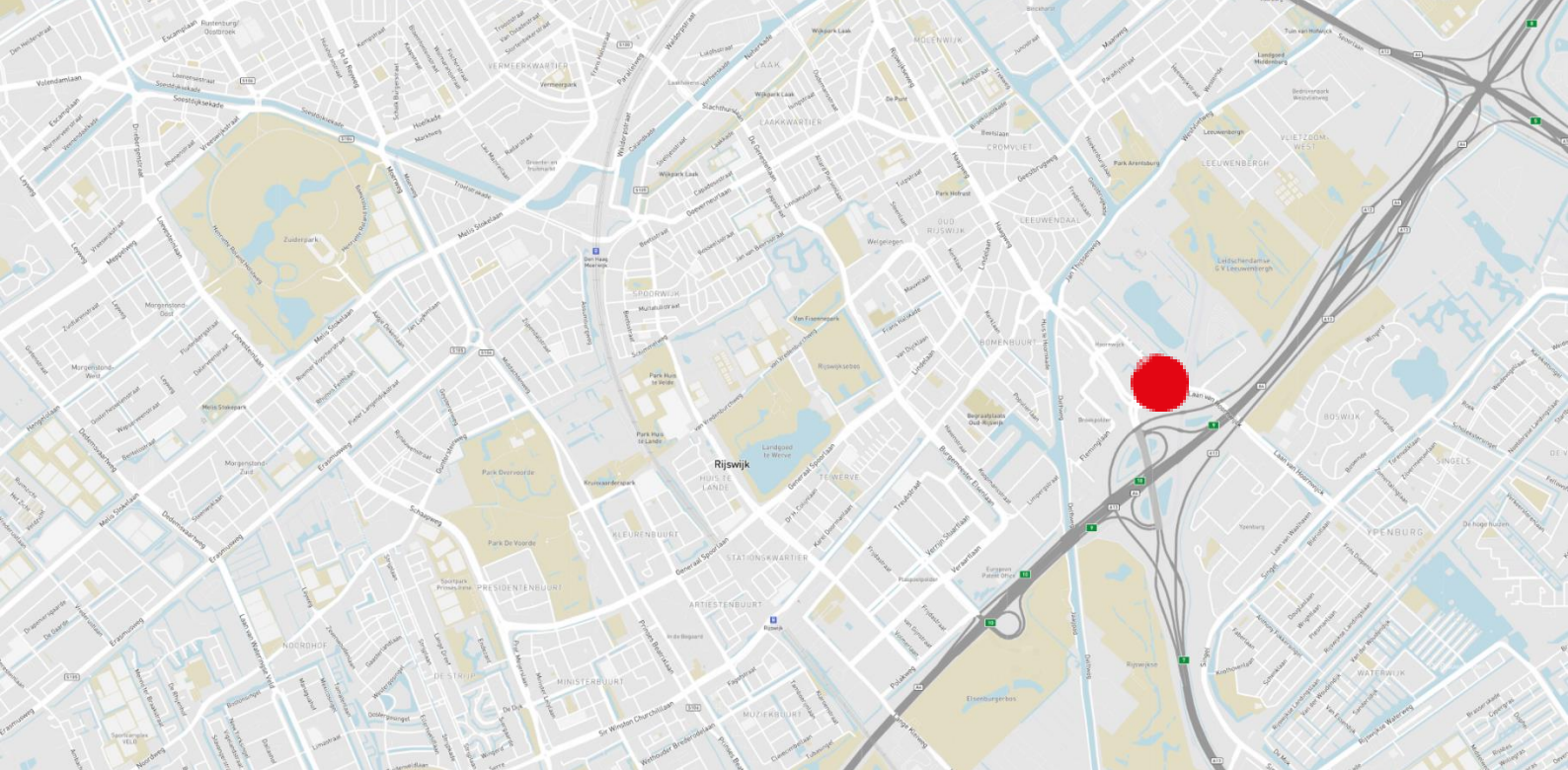




For rent

Chelsea Building

**Laan van Zuidhoorn 70,
Rijswijk**



Property description

The famous Rotterdam architects Brouwer Steketeer designed the office building 'Chelsea Building'. "Chelsea Building" includes 12 floors. The building is finished in a beautiful dark brick facade with aluminum frames. For rent is approximately 2,537 sq. m LFA available.

The office floors are very flexible divisible through the column free structure and the ceiling profile. This offers optimal possibilities for any type of work concept. Furthermore, each floor has a large pantry, separate sanitary groups and a cleaning cabinet.

Location

By its imposing appearance is "Chelsea Building" a landmark to qualify. The building is located directly along the highway A4 at Rijswijk and is recognizable in the area.

Chelsea Building is located at the entrance of Businesspark Hoornwijck. Well-known companies like KLM, De Lotto and Grant Thornton recognize the quality that the park has to offer, such as good accessibility by a large recognition in the area and the presence of special facilities such as a restaurant, hotel, spa and meeting and lunch facilities.

Accessibility

By car

Chelsea Building is located at the junction Ypenburg, directly on the highways A4 (Amsterdam / The Hague), A12 (Utrecht / The Hague) and A13 (Rotterdam / The Hague). Also, the building is conveniently located between Amsterdam Airport Schiphol and Rotterdam The Hague Airport.

Public Transport

By public transport is the office "Chelsea Building" excellent accessible. Near the building there are the stops of tram line 1 and bus line 15, these provide direct connections to Scheveningen, Delft and Den Haag CS. Also express tram line 15 is near the building, this line connects Den Haag CS, Rijswijk, Hoornwijck, Ypenburg Nootdorp and Leidschendam.

Available spaces

The availability of this building is approximately 2.537 sq m lfa., divided as follows:

• 2nd Floor	837 sq m lfa
• 5th Floor	850 sq m lfa
• 6th Floor	850 sq m lfa
Total	2.537 sq m lfa



Parking

Generous parking ratio of 1:50. There is also a possibility to expand into 'Parking Hoornwijck'.

Rent

Office Space:

€ 100.00 per sq m lfa per year, excluding VAT.

Parking Place:

€ 1,000.00 per place per year, excluding VAT

Service charges

To be agreed upon.

Delivery Level

The building will be completed in its current state:

- Representative entrance with reception desk;
- Suspended ceilings with band raster and T5 lighting with monitor-friendly light fittings;
- Three elevators;
- Luxury sanitary facilities on each floor;
- Modern and spacious pantry on each floor;
- Climate is suitable for highly intensive use of office floors (10 sq m per person);
- 100% outside air for heating, cooling and ventilation;
- An access control system, applicable per floor;
- Open able windows;
- Representative installation package (carpeting, partitions, wiring, etc.).

Energy label B.



Lease term

To be discussed.

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.

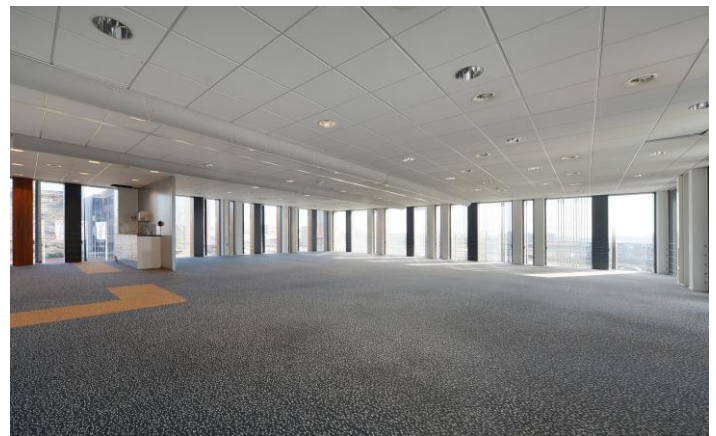
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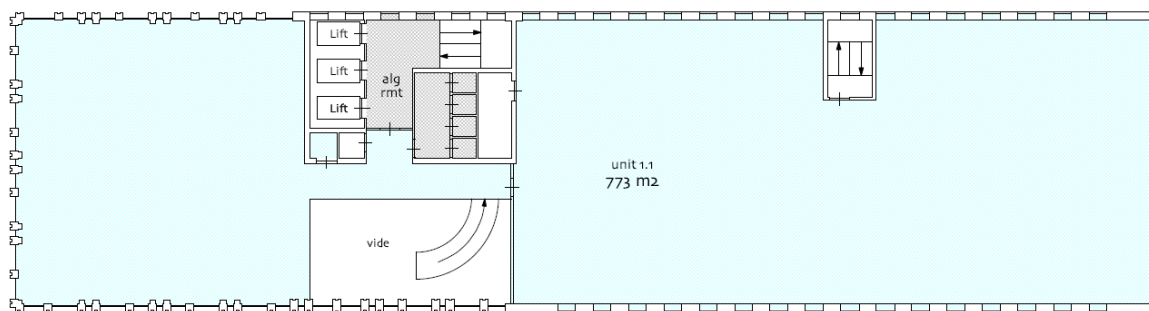






Floor plans

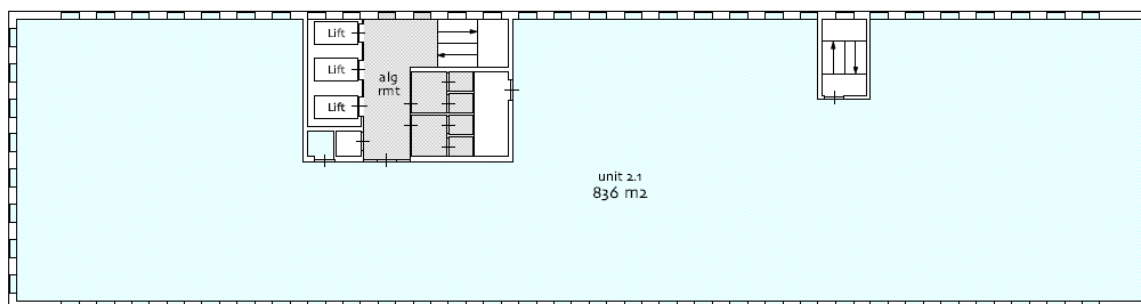
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Laan Zuidhoorn 70
plaats: Rijswijk
datum: 11 november 2014
betreft: **VVO per unit**
conform NEN 2580
schaal: 1:250
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NB: de vermelde VVO is
inclusief toerekening van
algemene ruimte

1e verdieping

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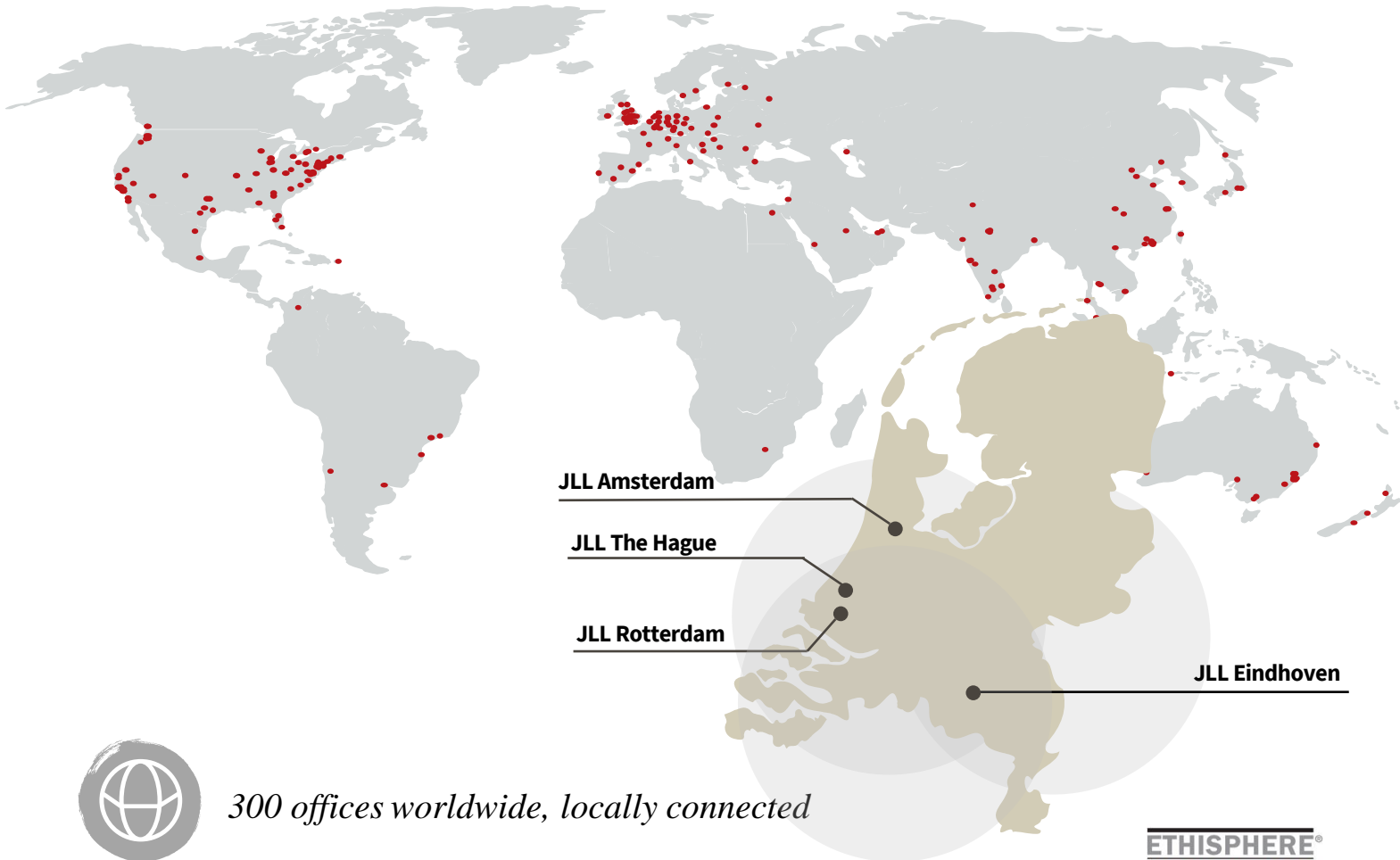


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2e verdieping

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