



For rent

‘New Central’

**Elzenkade 1 - 3,
Houten**



Property Description

'New Central' is a splendid office building with an industrial and creative character and playful and modern interior. The lay out of the building is surprising with high ceilings and large open floors. The numerous high windows ensure a light and comfortable professional environment. The building has an impressive entrance with a bridge over a stylish pond. Also to the location adjacent to the A27 motorway, the accessibility of this building by car is excellent.

The total building is approx. 7,519 sq. m. LFA. The total availability is 1,395.76 sq. m. LFA office space, the smallest leasable units start at approx. 361 sq. m.

Available Spaces

The total floor area of New Central is approximately 7,519 sq.m. lfa. For the lease, approximately 1,395.76 sq.m. lfa office space is available which is divided as follows:

• 1st floor	1B	1,011.05 sq.m.
• 1st floor	1C	384.71 sq.m.
Total		1,395.76 sq.m.

Partly rent is negotiable in units of approx. 385 sq.m. lfa.

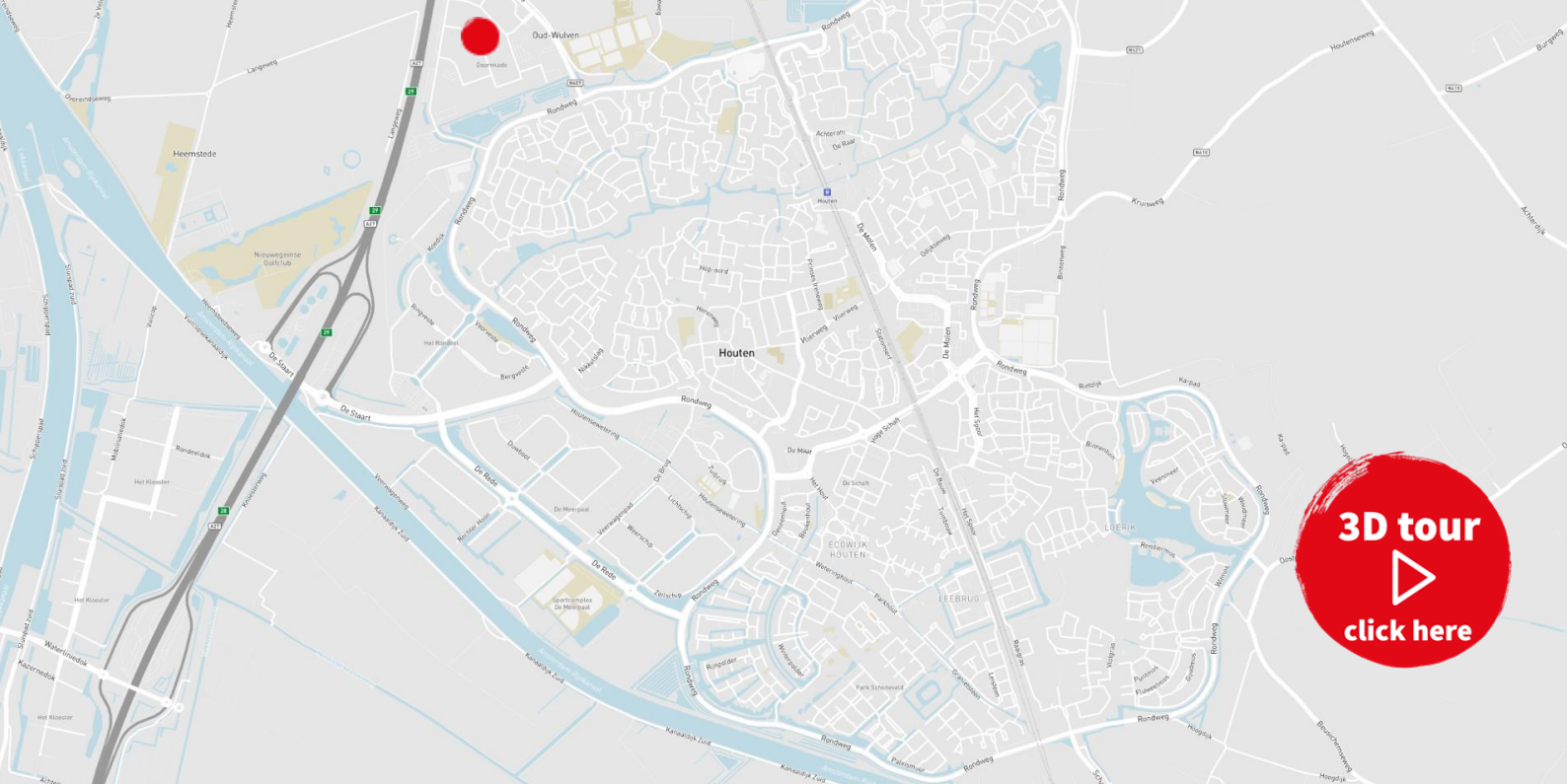
Parking

There are approx. 70 parking spaces available on site.

Delivery level

The space will be delivered in the current as-is state including:

- EPC label C;
- Separately entrances for visitors and employees;
- Representative common entrance hall with a manned, communal reception*;
- Lockers for employees;
- Current carpet;
- Radiator heating;
- Cable ducts for electrical and data cabling;
- Panel ceilings including lighting fixtures;
- Current separation walls;
- Current data cabling;
- Mechanical ventilation and a top cooling system;
- Pantry;
- Separately toilets;
- Disabled toilet on the ground floor;
- Fire alarm and evacuation installations;
- Fibre optic internet connection.



Tenant may furnish one of the entrances or communal areas in the style of the tenant and/or man a reception with their own employees. This is only possible in consultation with the landlord. If reception duties will also serve and benefit other tenants, the operation costs of the reception will be shared by the different tenants in the building.

Above mentioned amenities will be offered by landlord with amenities. Tenant will be responsible for maintaining, repairing and/or replacing abovementioned amenities.

Location

The office building 'New Central' is located at the Elzenkade 1-3 in Houten. The office building is located in the office district 'Doornkade' on the North-East side of Houten. 'Doornkade' is well known due to its visible location adjacent to the A27 motorway. The office district houses various enterprises such as Markant, OSN Nederland and Euretco.

Accessibility

By car

Due to the location of the building in the near vicinity of the A27 and A12 motorways, the accessibility by car is excellent. The A2 motorway is also accessible within 5 minutes via the A12 motorway and Utrechtseweg.

By public transport

There are various busstops adjacent to the building which connect the 'New Central' building with Utrecht station, Houten central station and the city centre of Nieuwegein.

Rent

Office space

€ 130.00 per sq.m. lfa per year, excluding VAT.

Parking

€ 350.00 per parking space per year, excluding VAT.

Service charges

€ 35.87 per sq.m. lfa per year, excluding VAT.



Lease term

5 years.

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

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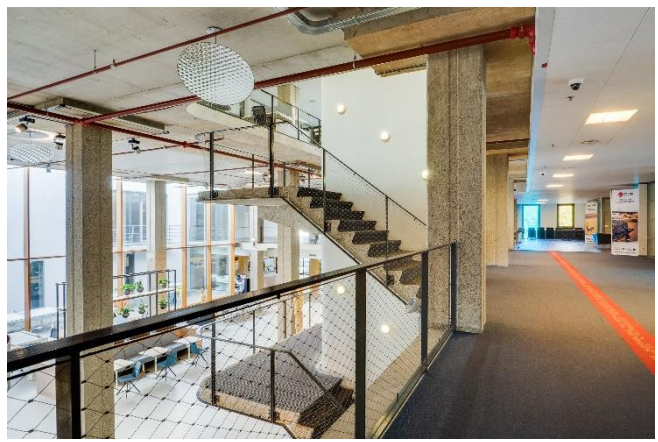
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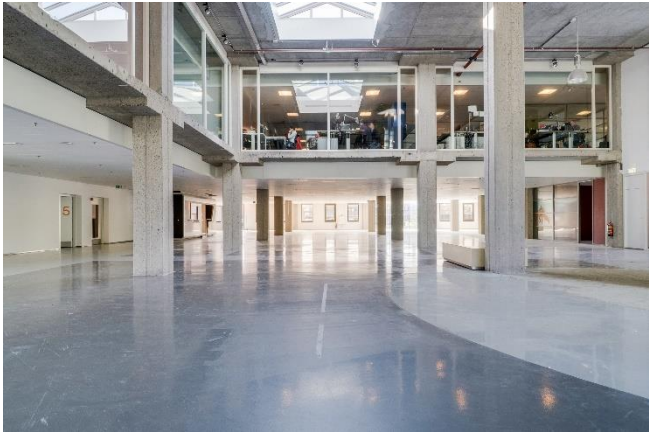


Visit the website at www.newcentral-houten.nl

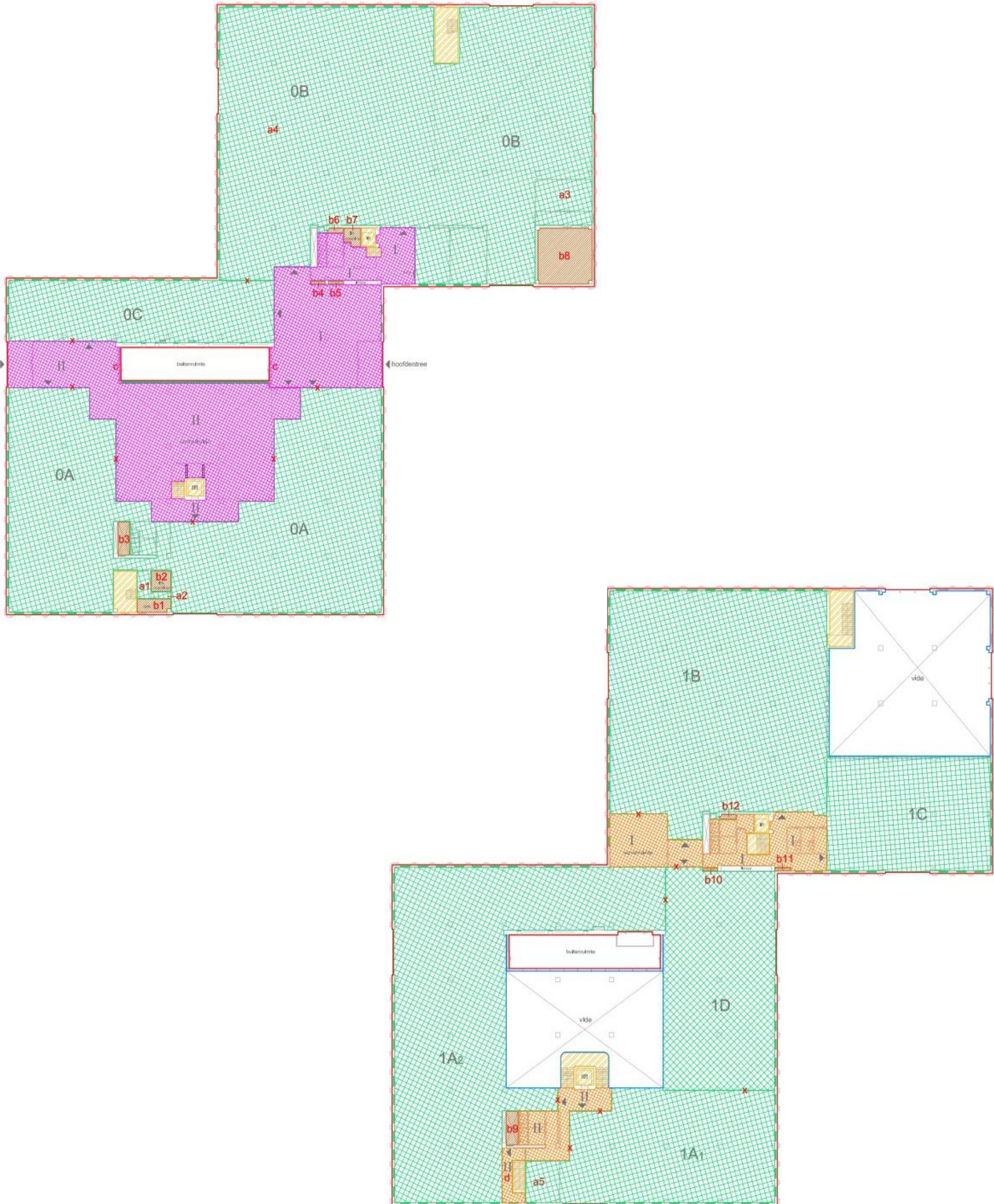
Photo's



Photo's



Floor plan

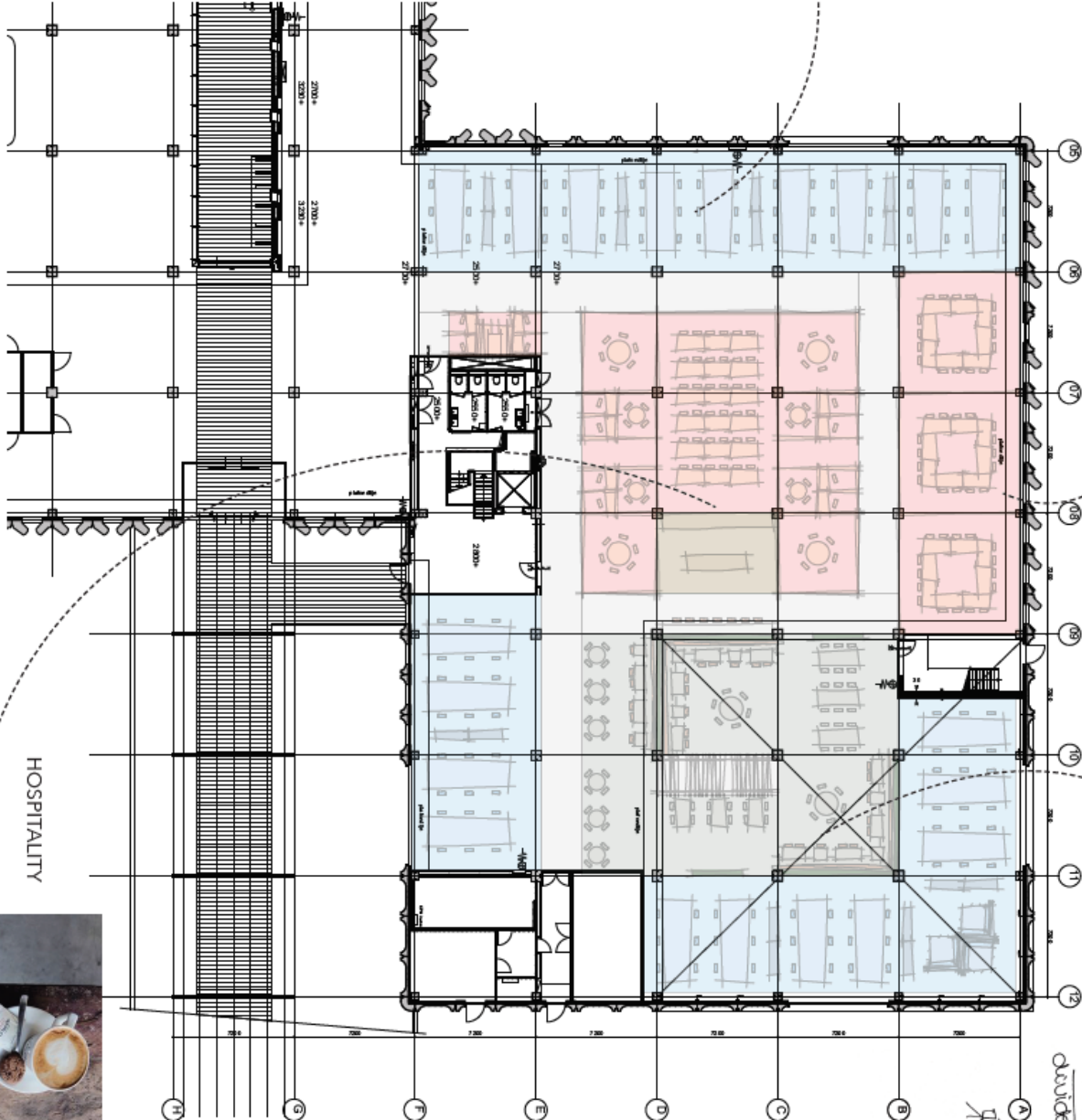


ELZENKADE | BEGANE GROND

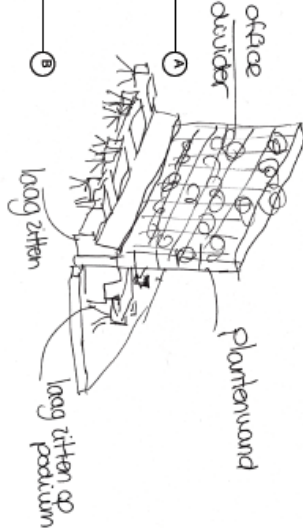
OVERLEG / VERGADEREN

WERKCAFE

WERKEN

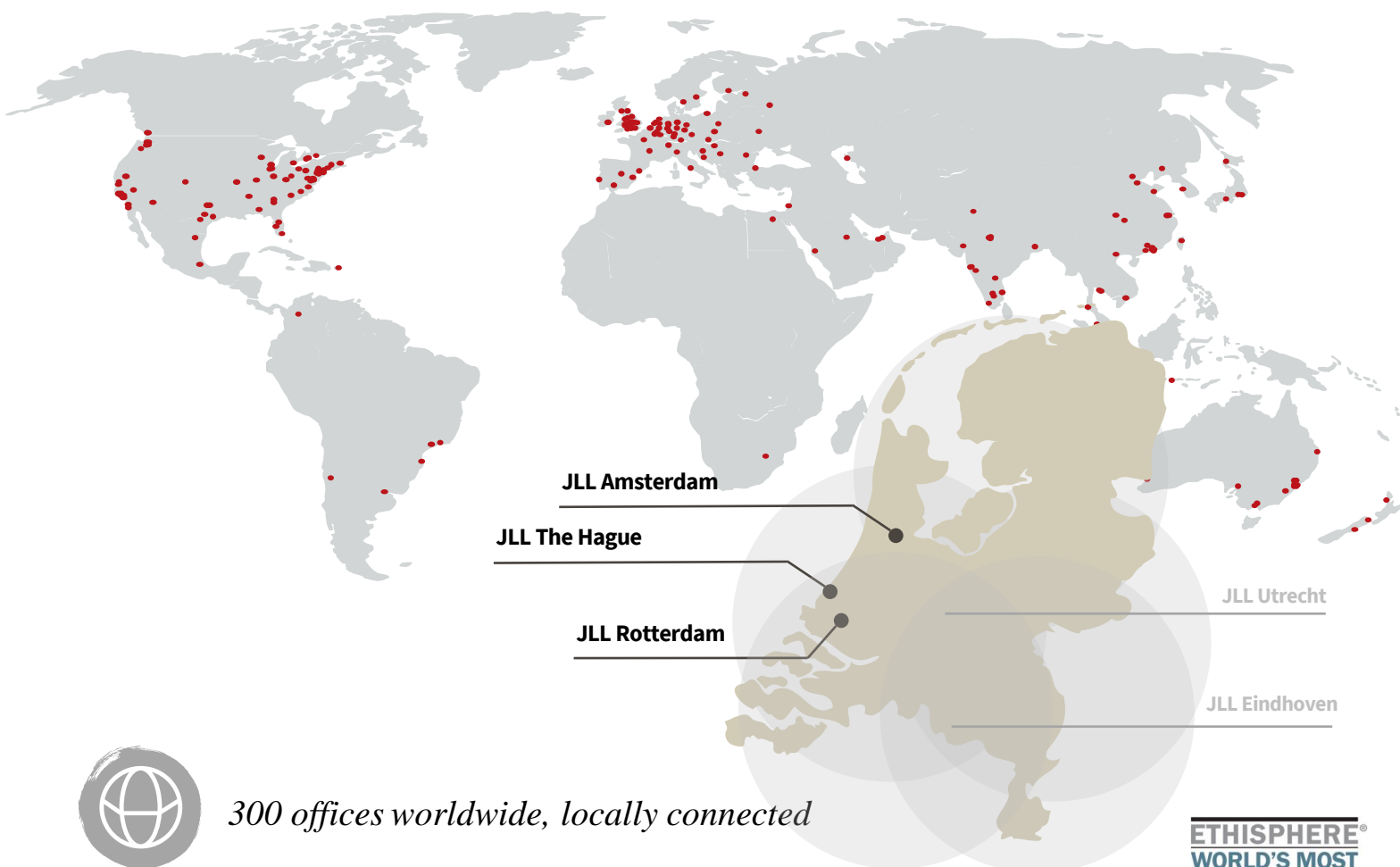


HOSPITALITY



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