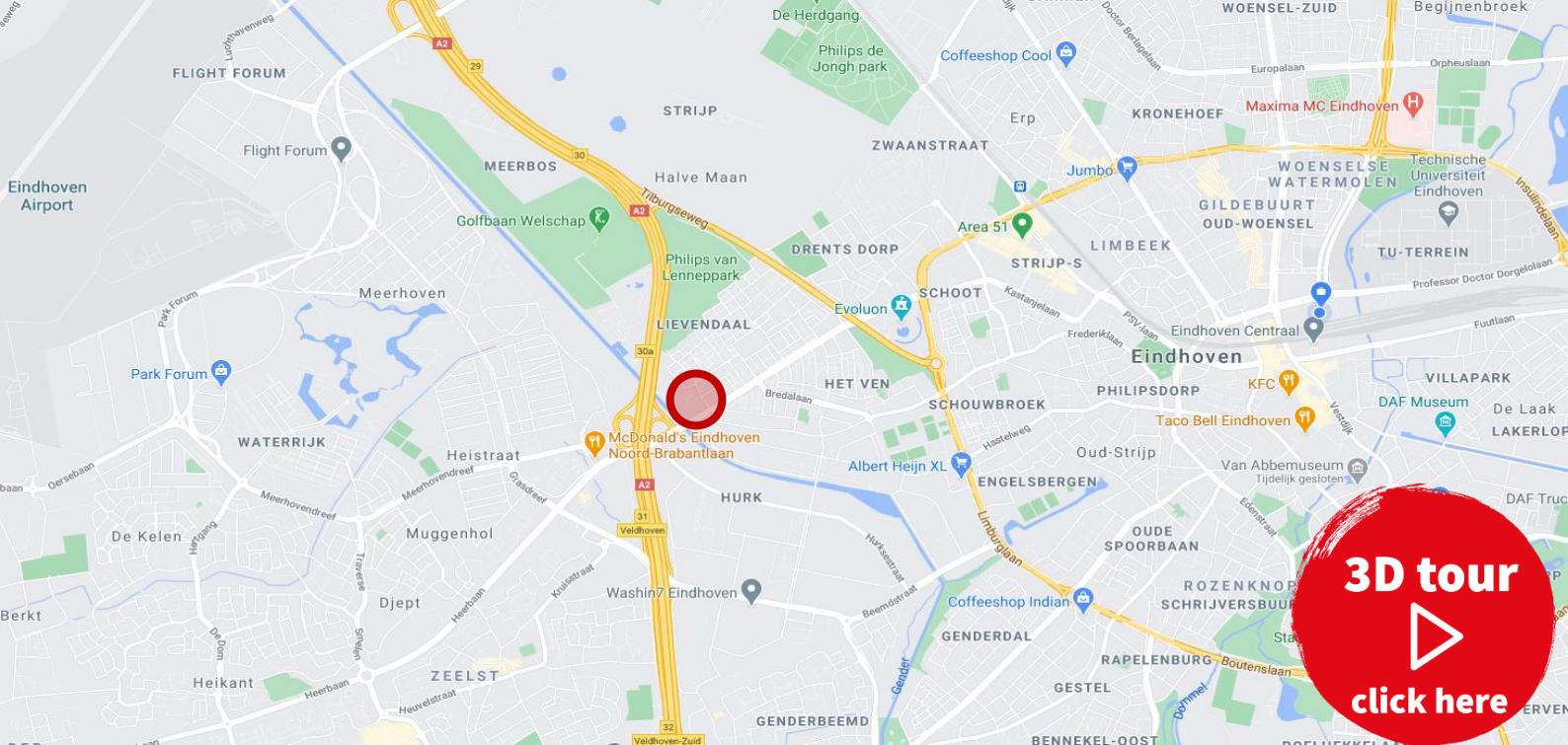




For Lease

H2O – Highway to Office

**Dr. Holtrop 2-28,
Eindhoven**



Location

The recently renovated office building H2O - Highway to Office - is part of the representative 'Poort van Metzt', a small office park on the west side of Eindhoven. The property is located directly on Eindhoven's ring road, providing direct access to the A2/N2 motorway.

In the immediate surroundings the following companies are located: Xelvin, Boskamp & Willems Advocaten, Stakelogic and Velthuis Kliniek Eindhoven. The office complex is close to various supermarkets, a small shopping centre, eating establishments (Beatrix Zicht, Tafeltje 19, Break & Bite, etc.), a hairdresser and other facilities.

Accessibility

By car

The office complex is located near the entrances and exits to and from the bypass N2, which provides a direct connection to the motorways A2 (Amsterdam-Maastricht), A50 (Nijmegen-'s-Hertogenbosch), A67 (Venlo-Antwerpen) and A58 (Eindhoven-Tilburg). Accessibility by private transport is therefore very good.

Public transport

Within walking distance there is a bus stop of the HOV-line (High-quality Public Transport Line) with direct connections to the bus- and railway station of Eindhoven (10 minutes) and Eindhoven Airport.

H2O – Highway to Office

H2O is an office complex consisting of three building sections, each with its own entrance. Building sections C (left), B (middle) and A (right) are still available and all have energy label A.

Each office floor has plenty of light, windows that can be opened, views of the courtyard and a central core with pantry, toilets and a lift. The entrance in building section B was recently renovated and modernised, creating a spacious and representative entrance hall

The floors have been made ready to move in with new ceilings fitted with LED lighting, painted walls and an open space that can be fully flexibly partitioned.

On the ground floor of Building A, the facilities include two closed and fully equipped meeting rooms and a company restaurant.

The office floors are furnished and can be rented including furniture. On the first and second floors of buildings B and A are connected by a footbridge, creating floor areas of approximately 1,075 sq.m. This ensures flexibility and possibilities for growth.

The ground floor of building section C is equipped with a built-in package, pantry, furniture, carpeting, new LED lighting, etc. and therefore immediately ready to move in.

All this creates a warm-hearted atmosphere in a well-known, green, easily accessible and independent working environment.



Availability

The total office space comprises 5,300 sq. m. Currently there is 3,435 sq. m. available for lease, and is distributed as follows:

Building A

Floor	Space
Ground floor	Approx 525 sq.m. LFA
1 st floor (connected to building B)	Approx 575 sq.m. LFA
2 nd floor (connected to building B)	Approx 575 sq.m. LFA
Total	Approx 1,675 sq.m. LFA

Building B

Floor	Space
Ground floor	Leased
1 st floor (connected to building A)	Approx 500 sq.m. LFA
2 nd floor (connected to building A)	Approx 500 sq.m. LFA
3 rd floor	Approx 500 sq.m. LFA
Total	Approx 1,500 sq.m. LFA

Building C

	Space
	Approx 260 sq.m. LFA
Total	Approx 260 sq.m. LFA

Parking

There are enough parking spaces around the buildings with 8 charging stations. The parking standard is approximately 1:45 sq.m. Additional parking facilities are available on the street side. Behind and to the side of the building are the covered bicycle sheds and, in the courtyard, there are various seating areas and a beautiful water feature.

Rental conditions

Office space – building A:

€ 135,00 per sq.m. LFA per year.

Office space – building B:

€ 145,00 per sq.m. LFA per year.

Office space – building C (including furniture):

€ 160,00 per sq.m. LFA per year.

Parking spaces:

€ 750,00 per parking space per year.

The above-mentioned prices are excluding VAT.



Service charges

€ 30,00 per sq.m. LFA per year.

Energy label

Both buildings have energy label A.

Services

- Regular maintenance (including technical installations);
- Waste collection;
- Garden and pond maintenance;
- Glass washing and cleaning of common areas.

Delivery level

Office space

- Recently modernised entrance hall;
- Central staircase and lift installation;
- Disabled toilet;
- Fire-detection system;
- Alarm system;
- Double glazing set in aluminium frames;
- Ceiling systems equipped with (LED) lighting;
- Cable ducts fitted with electricity and data cabling;
- Ventilation system combined with cooling convectors;
- Optical fibre;
- Server room;
- Toilet facilities;
- Sanitary facilities;
- Pantry.

Outdoor space

- Communal (covered) bicycle storage;
- Communal seating areas;
- Indoor smoking area;
- 4 charging stations (8 charging slots);
- Possibility of signing.

Lease term

Five years with renewal periods of five years each. The notice period is 12 months.

Commencement date

In consultation.

VAT

Landlord wishes to opt for VAT-taxed rent and lease. In case the tenant is unable to set off VAT, the rent will be increased in consultation with the tenant to compensate for the consequences of the expiry of the possibility to opt for VAT-taxed rent.

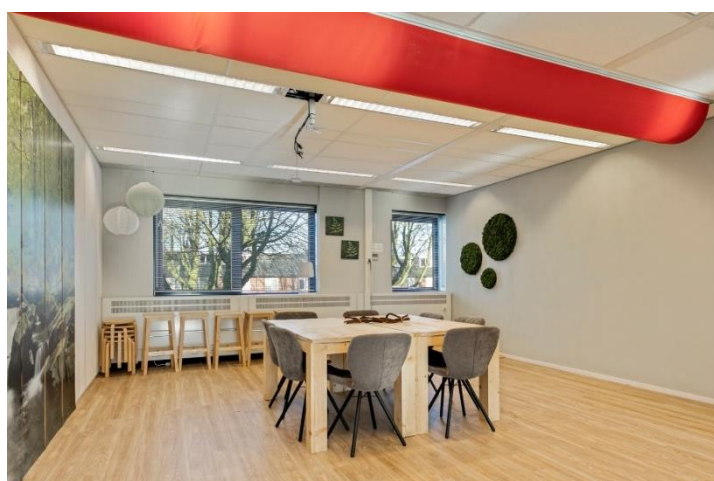
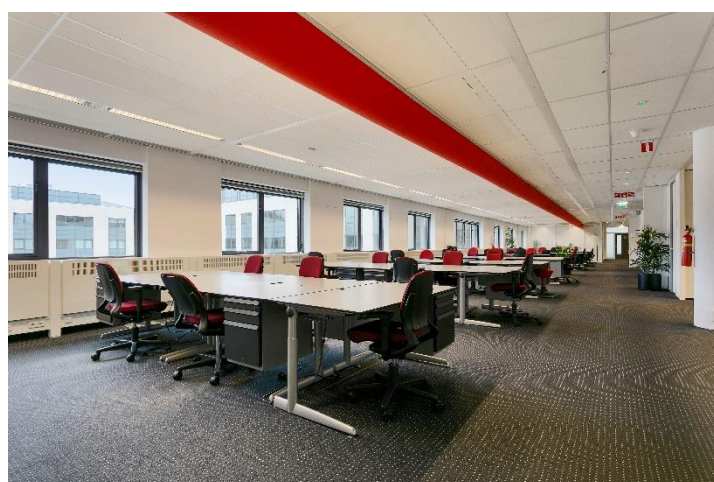
Lease agreement

Lease of Office Accommodation and other Commercial Accommodation established by the Real Estate Council (ROZ) 2015.

Exterior photos



Interior photos



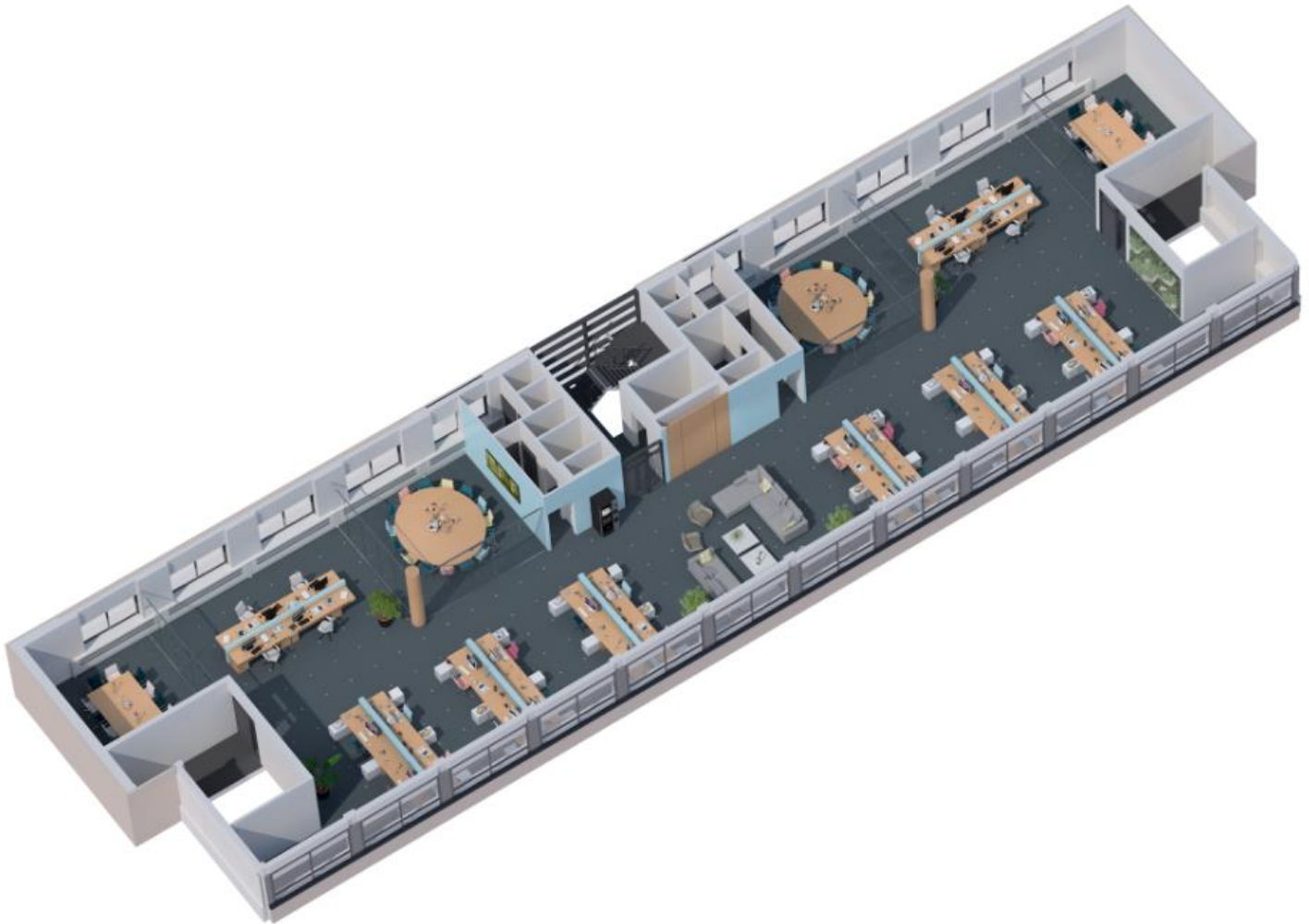
Visualisations



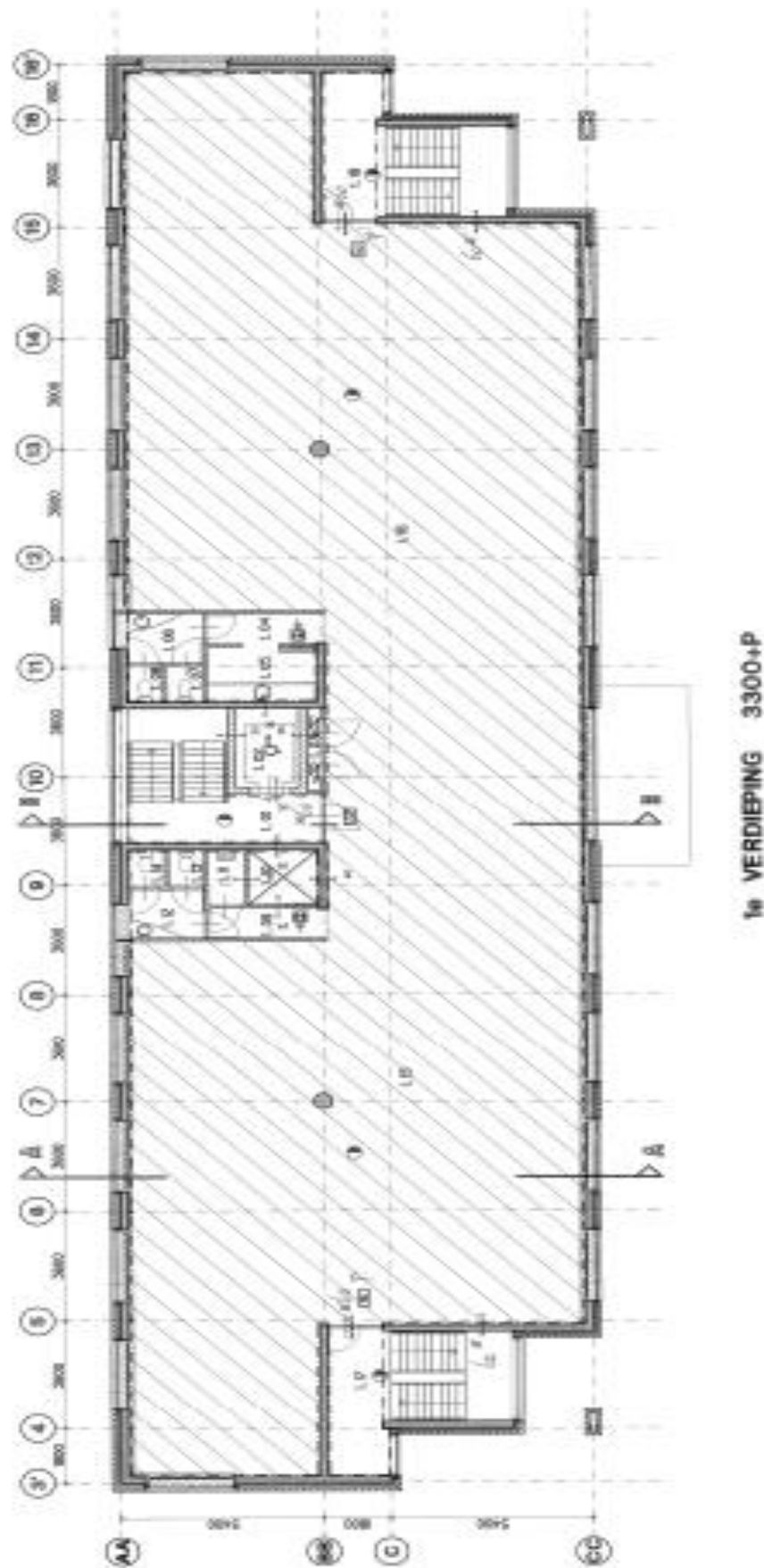
Floor plan visualisation 1st floor – Building A & B



Floor plan visualisation ground floor – Building A

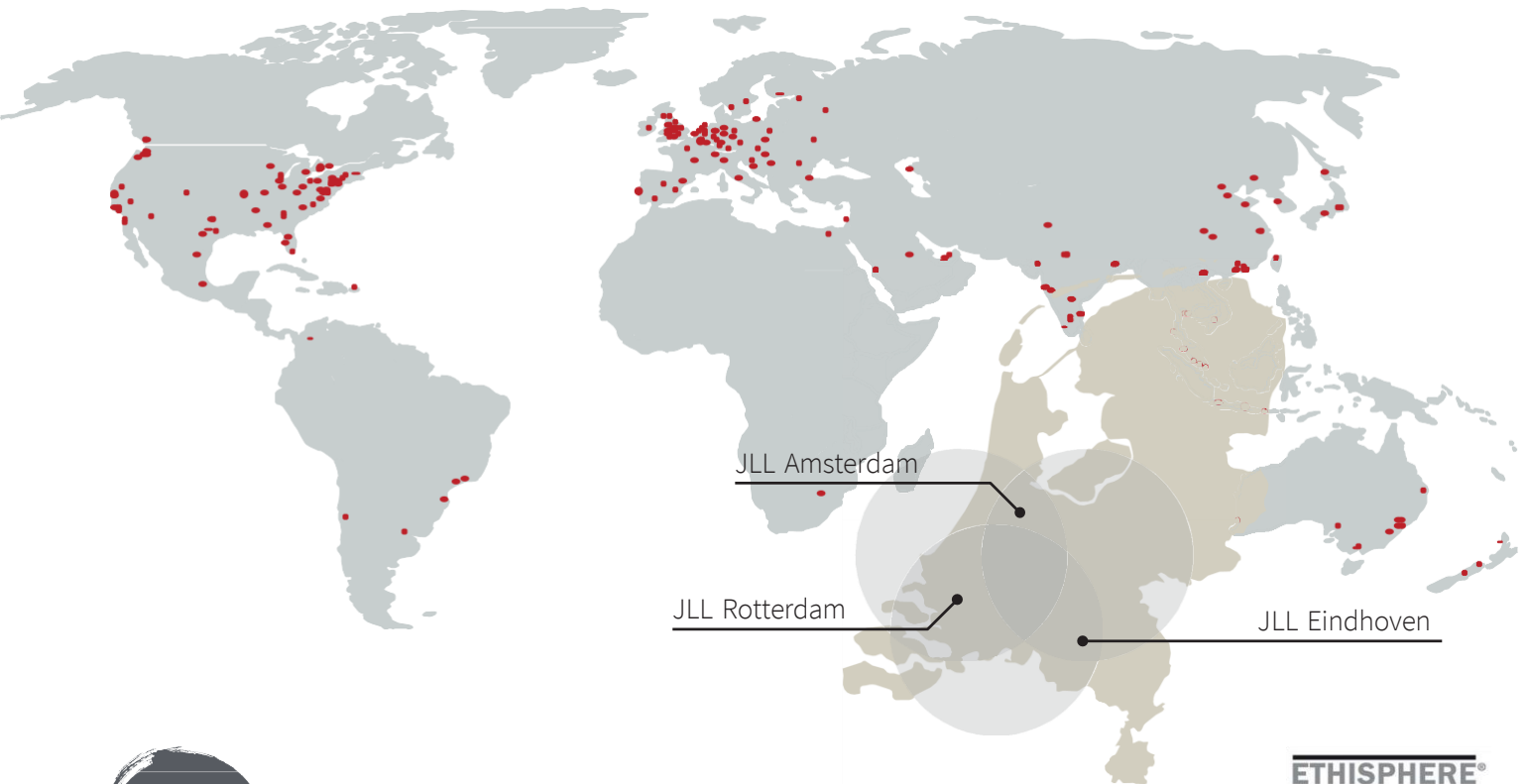


Floor plan 1st floor – Building B



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