



For rent

‘Eempolis’

Piet Mondriaanplein 1,
Amersfoort



Property Description

Eempolis office building is a very high-quality office building. The design is from J.A. van Belkum from Arcadis Architects. The architect who also signed for the office strip on the other side of the Amersfoort station. An impressive appearance with a stylish and modest architecture. The layout makes an efficient layout possible. The delivery level of the offices is "state of the art" with many sustainable and energy-saving facilities including heat and cold storage and has an energy label "A". In consultation, shared use of Arcadis' company restaurant is possible, as are meeting facilities at First-class.

Available Spaces

The building comprises approx. 31,000 sq.m. lfa. office space. For renting is approx. 2,009 sq.m. office space available divided as follows:

Part A	
1 st floor	388 sq.m.
Part C	
Ground floor	528 sq.m.
2 nd floor	626 sq.m.
Part E	
1 st floor	467 sq.m.

Partly rent as of 388 sq.m.

Parking

The complex has an underground parking garage. There are more than enough parking places available for rental. In addition, there are around 60 short-term parking places on Piet Mondriaanlaan.

Delivery level

In consultation. Some floors still have a representative installation package so there is the possibility of turnkey delivery.

Rent

Office Space:

€ 160.00 per sq. m. lfa per year, excluding VAT.

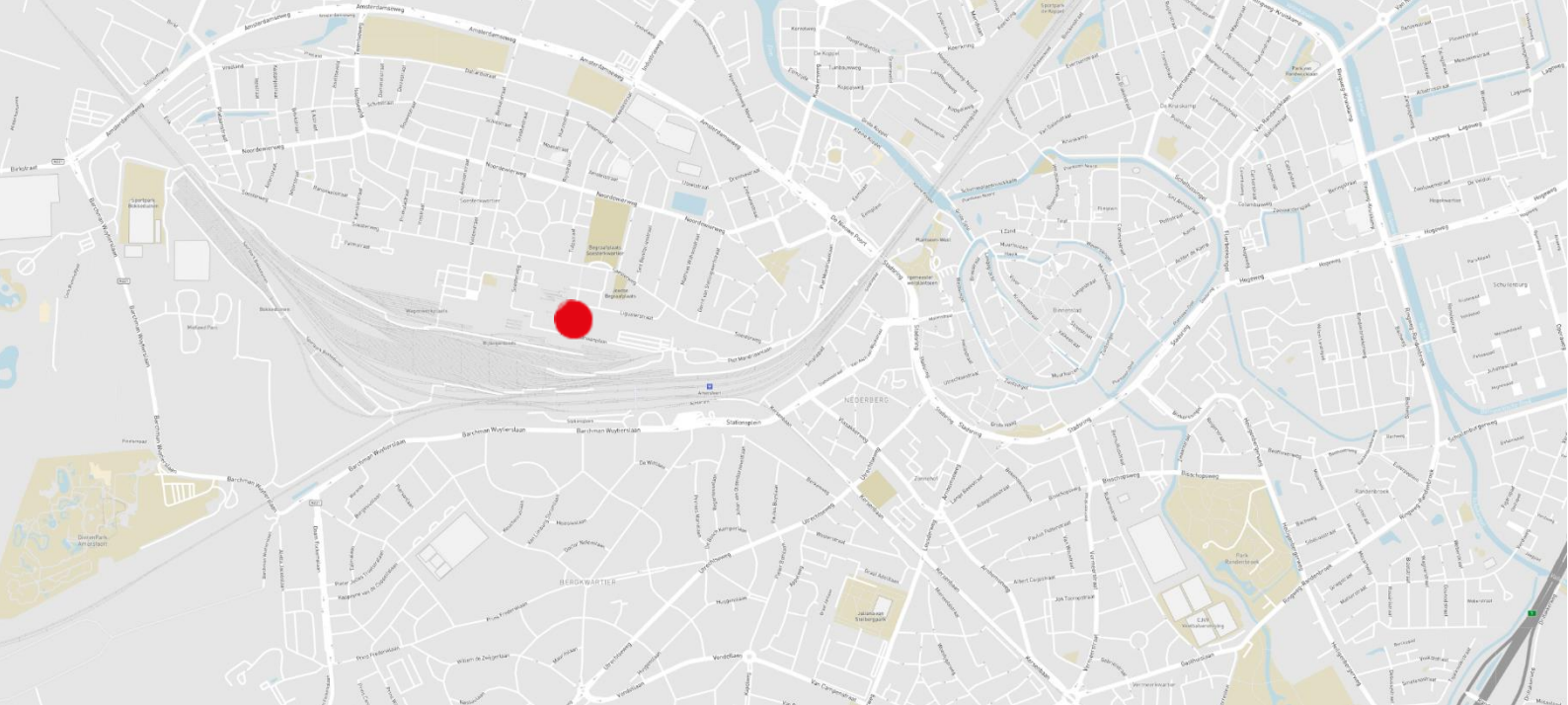
€ 180.00 per sq.m. lfa per year excluding VAT (Part C, Ground floor, 528 sq.m.).

Parking Place:

€ 1,250.00 per place per year, excluding VAT

Service charges

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



Location

High-quality office building, with commercial units on the ground floor, located on the north side of Amersfoort Central Station. The immediate surroundings include housing; KPN, Twijnstra Gudde and Akzo Nobel. The area around the station is characterized by offices, homes and shops. This prominent location is centrally located in the region and is easily accessible by car and public transport.

Accessibility

By car

The main access by car is via Amsterdamseweg and the Stichtse Rotonde, which connects to the A28 (Zwolle - Utrecht) and via the Bunschoterstraat to the A1 (Amsterdam-Apeldoorn).

Public transport

The location is directly at the NS Station Amersfoort.



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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Photo's



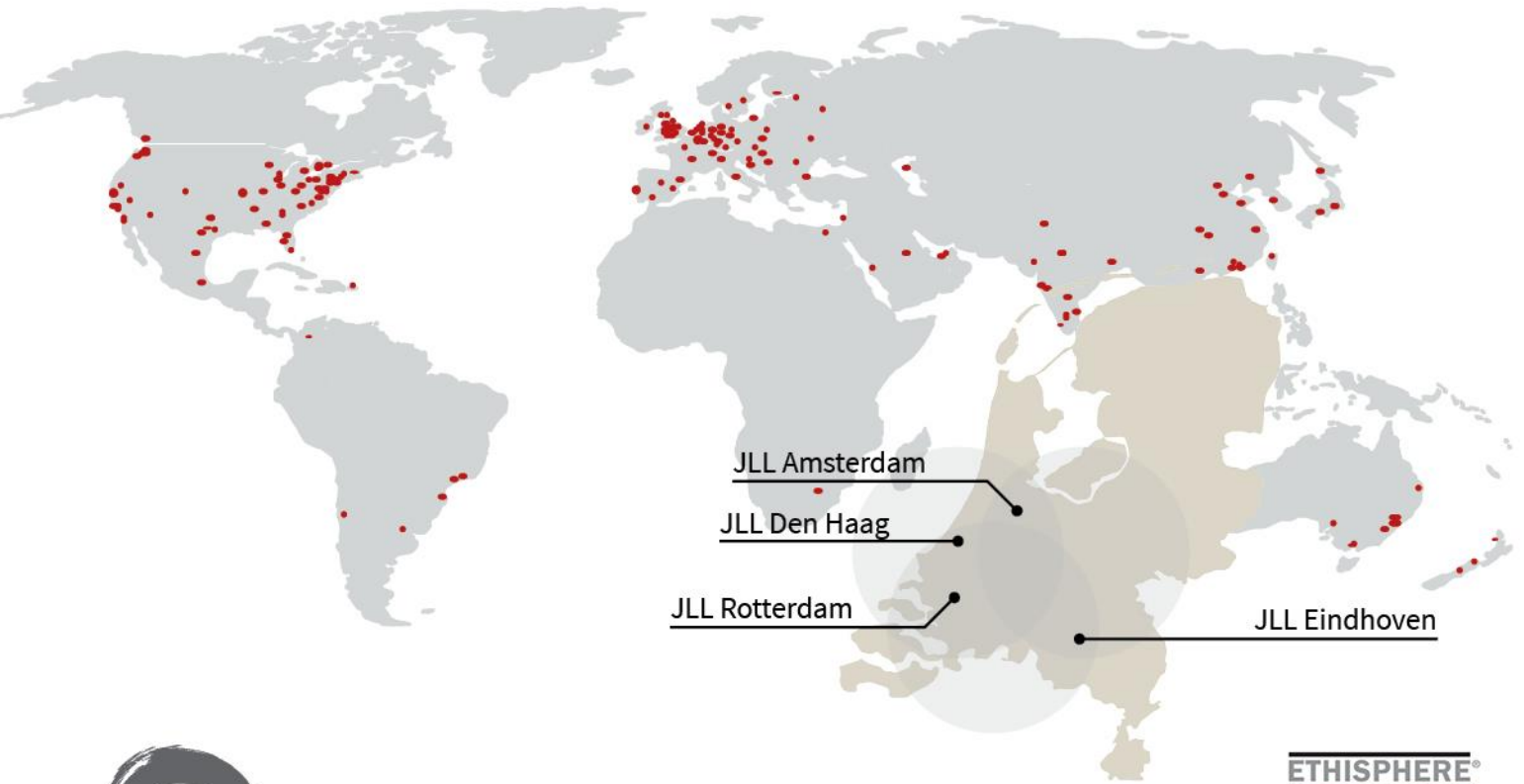
Map

Part C – 2nd floor



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