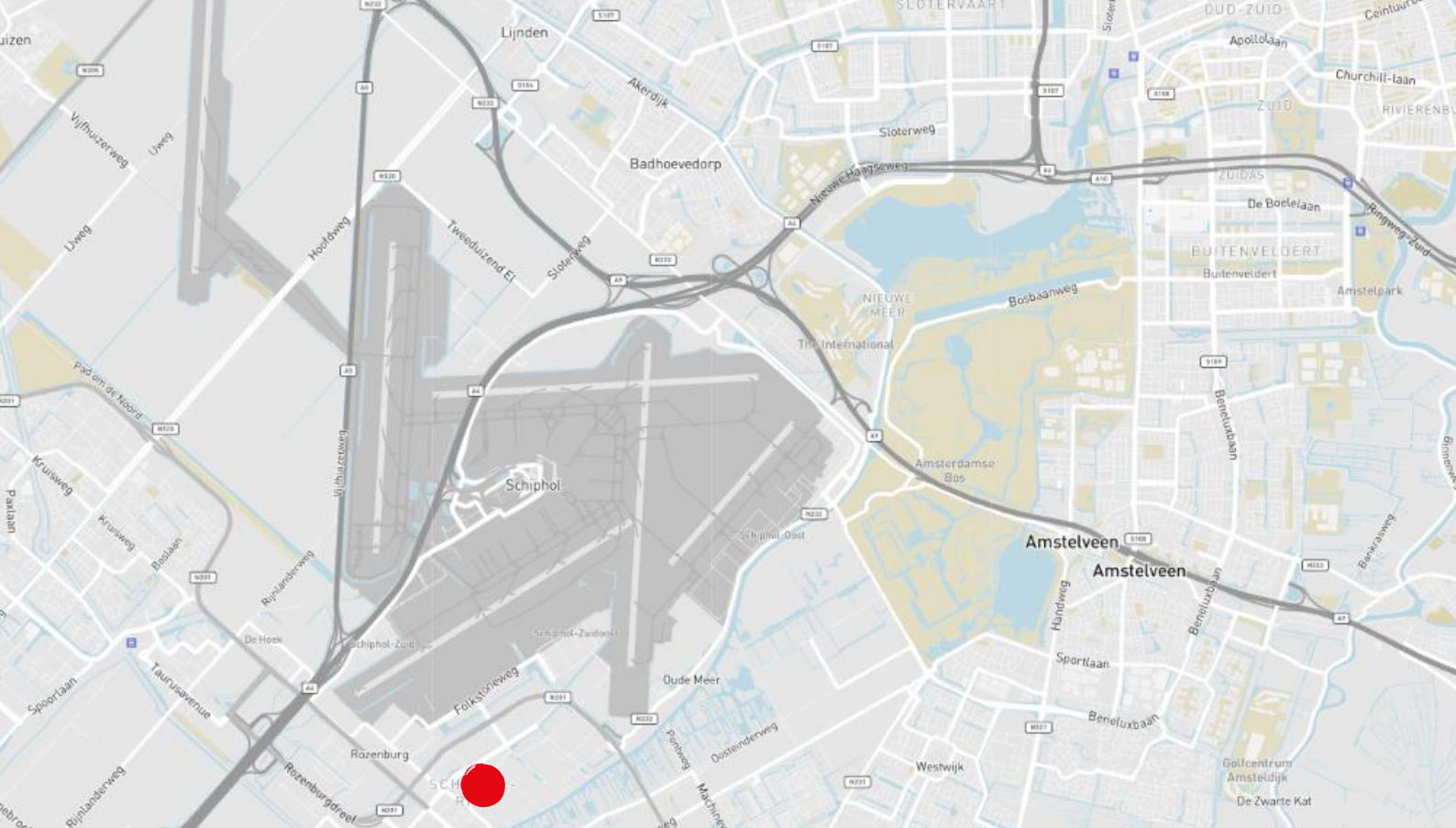




# For rent

**‘Le Carré E’**

**Beechavenue 102-120,  
Schiphol-Rijk**



## Property description

This office building of approx. 2,300 sq. m. lettable floor area is divided over the ground floor and four floors. Located at the N196, this is a location with great visibility within the Richport Park office area.

The office space is delivered with a new ceiling system and LED lighting. However, a turnkey delivery is also possible.

The total lettable floor area according to NEN 2580 is approx. 2,307 sq.m. This offers a unique opportunity to create a personalized single-tenant building.

## Location

Le Carré E' is located at Richmond Park Schiphol. Richmond Park Schiphol is an office park in an attractive environment with spacious water features and greenery. There are three hotels in the park, including the Radisson Blu hotel, which has various meeting facilities and a bar/restaurant. The hotels have shuttle bus services to- and from Schiphol Airport. The company CompaNanny also has an establishment with a day nursery and after-school care. The park also has a park-management organisation. Services such as the maintenance of the public and private areas, the greenery and water facilities and security are provided by the park management organization.

## Accessibility

### Car

'Le Carré E' is located at the exit of the A4/A44/A5 motorway towards Amsterdam, Haarlem, The Hague and Rotterdam on the N201. In addition, the location is well connected with the A9 motorway and Amstelveen. Hoofddorp and Schiphol Airport are also just a few minutes away.

### Public Transport

Public transport to and from RichPort Park Schiphol-Rijk is provided by Connexion and R-Net. At the entrance of the park (junction Fokkerweg/Kruisweg) is "Knooppunt Schiphol Zuid" (Schiphol South junction) where a bus stops every 7 minutes during rush hour and every 15 minutes after the rush hour. This Connexion Circle line 180/181 and R-Net bus line 340 are connected to the entire Schiphol region, Amsterdam and Hoofddorp train station.

## Available spaces

The lettable floor area of this building is approximately 2,307 sq. m. lfa. divided as follow:

Ground floor	477 sq. m. lfa.
1 <sup>st</sup> floor	456 sq. m. lfa.
2 <sup>nd</sup> floor	477 sq. m. lfa.
3 <sup>rd</sup> floor	496 sq. m. lfa.
4 <sup>th</sup> floor	403 sq. m. lfa.





## Parking

There are 74 parking spaces available at the office building, of which 58 are located in the underground parking garage and 16 on the parking deck, both of which are closed off by an access-barrier. There are 10 charging stations available, of which 6 are located in the parking garage and 4 on the parking deck.

## Rent

*Office space:*

€ 130.- per sq. m. l.f.a. per year

*Parking places:*

€ 950.- per parking place per year

The rental prices are excluding VAT.

## Service charges

€ 35.- per sq. m. l.f.a. per year, excluding VAT.

## Delivery level

The property will be delivered as-is, with the following facilities:

- Spacious entrance with vide;
- 2 elevators;
- Mechanical ventilation with top cooling;
- Two sanitary groups per floor;
- Central heating;
- Windows which can be opened;
- System ceilings with LED lights.





## Lease term

To be discussed.

## Commencement date

Directly available

## 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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**Ernest Wehry**

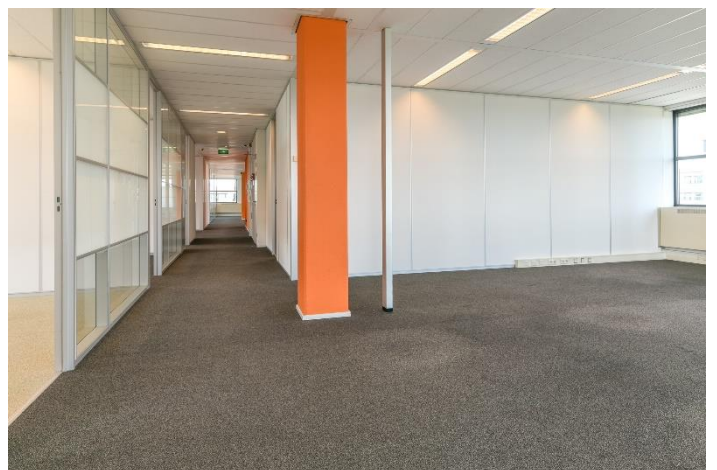
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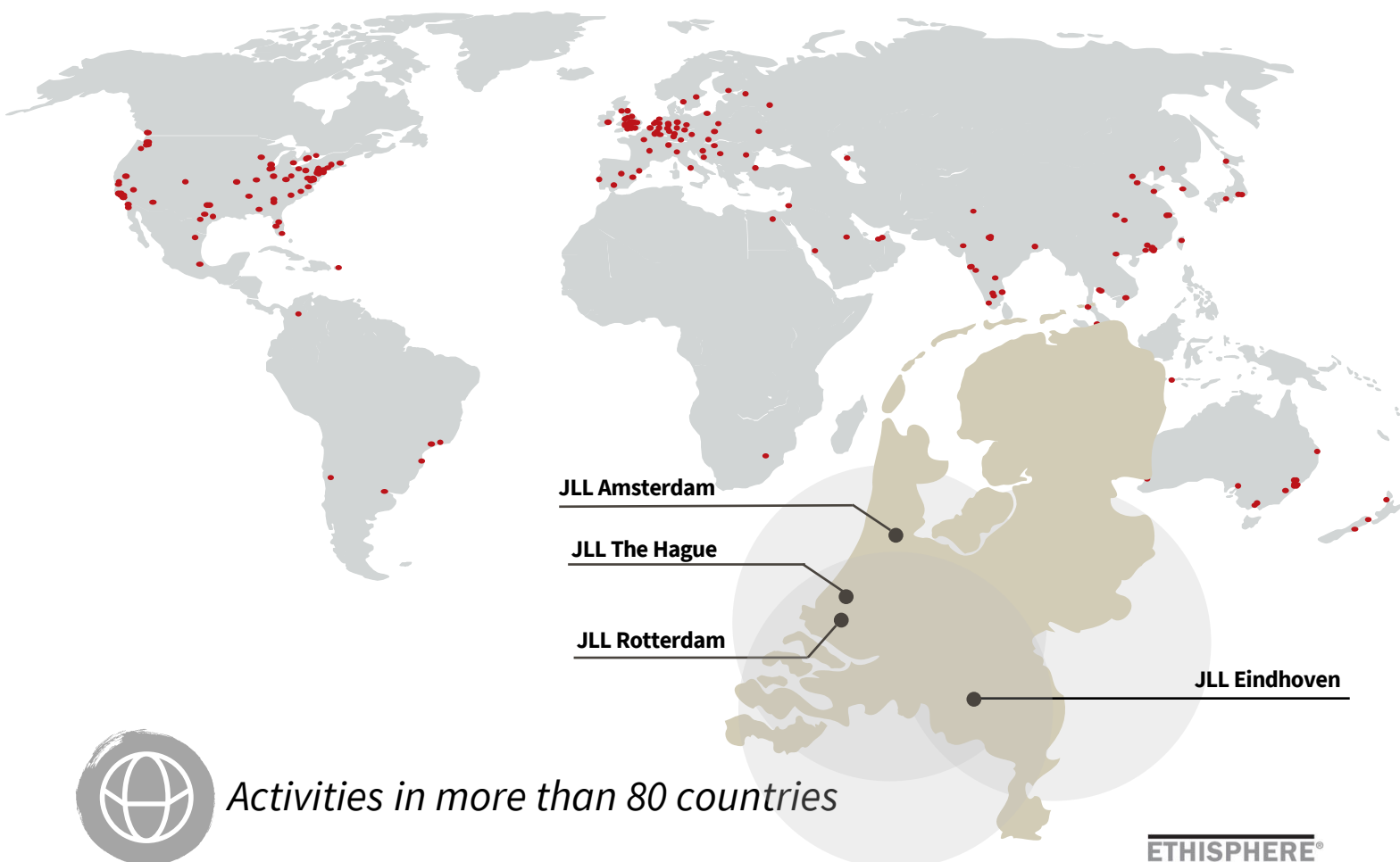






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