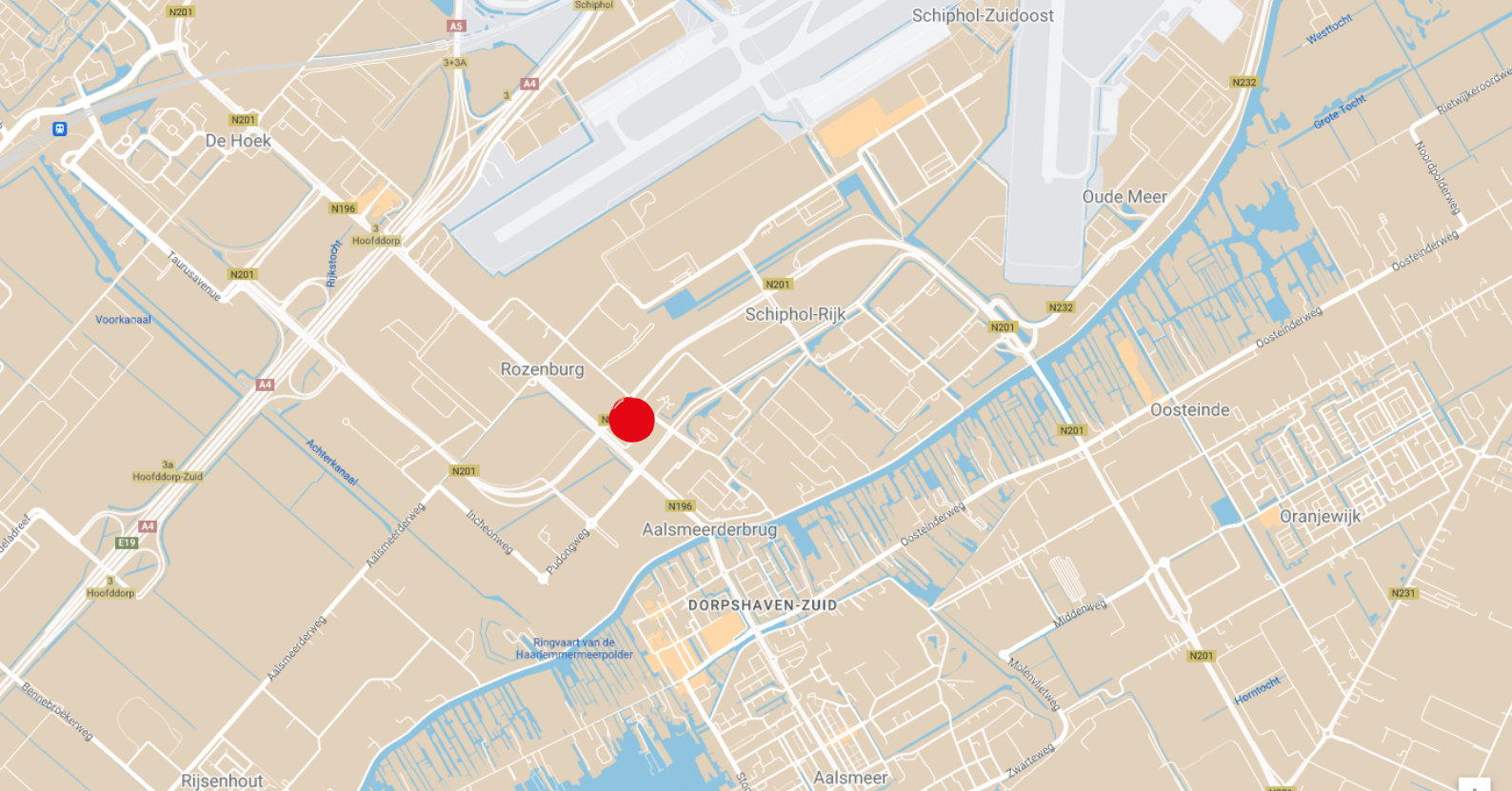




*For rent*

**'Le Carré B'**

**Beechavenue 162-180,  
Schiphol-Rijk**



## Property description

Le Carré B' is a small-scale office building with a lettable floor area of approx. 3,880 sq. m. in total, situated next to the Park-Inn Radisson hotel.

There are various spaces available for rent, which amount to approx. 1,290 sq. m. lettable floor area in total.

On the 3rd floor of the building there are 3 luxurious, fully equipped office units available of in total approx. 571 sq. m. lettable floor area. The building has an open view on Schiphol Airport and features a representative entrance, alarm- and camera system, digital access-control system, sanitary facilities per floor and a parking garage.

## Location

Le Carré B' 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 B' 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 availability of this building is approximately 1,290 sq. m. lfa. divided as follows:

Ground floor	approx. 547 sq. m. lettable floor area
2nd floor	approx. 281 sq. m. lettable floor area
4th floor	approx. 462 sq. m. lettable floor area

On the 3rd floor there are 3 fully equipped units of in total ca. 571 sq.m available for rent. For these units, a total price per unit can be requested.



## Parking

The building has an excellent parking rate of 1:40.

These parking spaces are distributed across the parking deck and the underground parking garage.

## 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

€ 40.- per sq. m. l.f.a. per year, excluding VAT.

## Delivery level

The property will be delivered with the following facilities:

- Representative entrance;
- 2 elevators;
- Camera- and security systems;
- System ceilings with LED lights;
- Top cooling;
- Sanitary facilities per floor;
- Sunblinds.

The office space on the ground floor also has its own entrance from the parking deck.





## 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.

## Contact

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## Turn-key units

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Available units 3rd floor

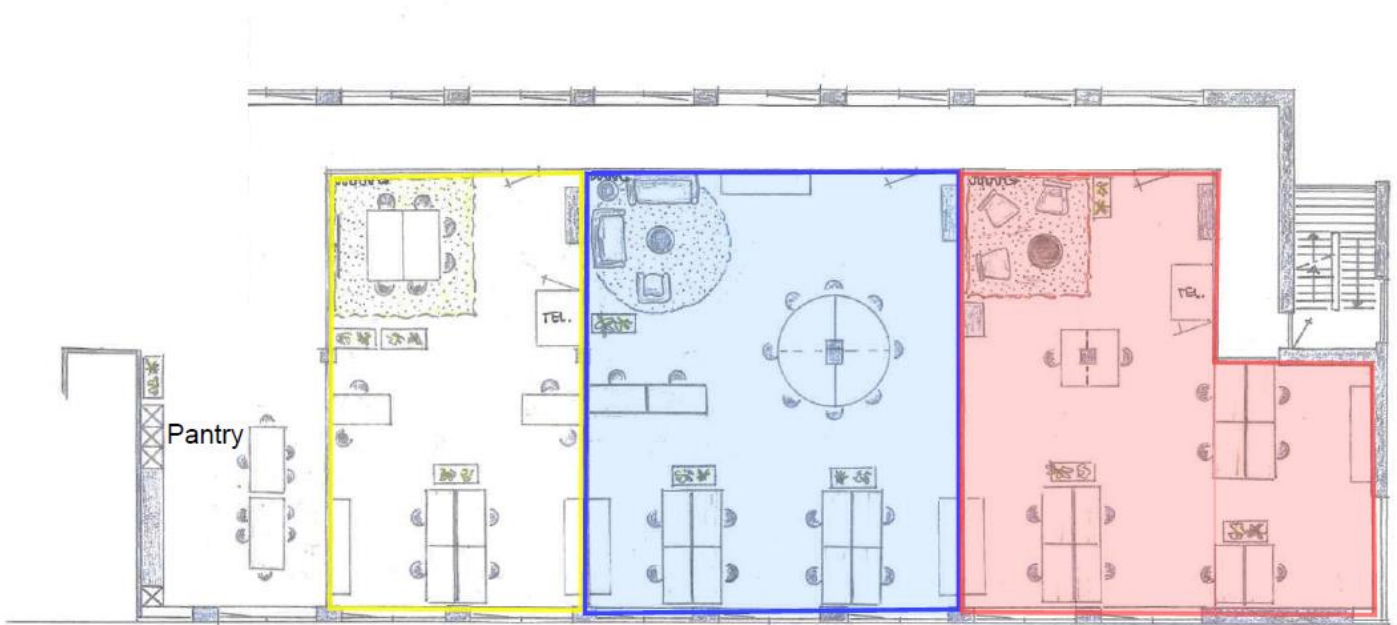




# Floor plan

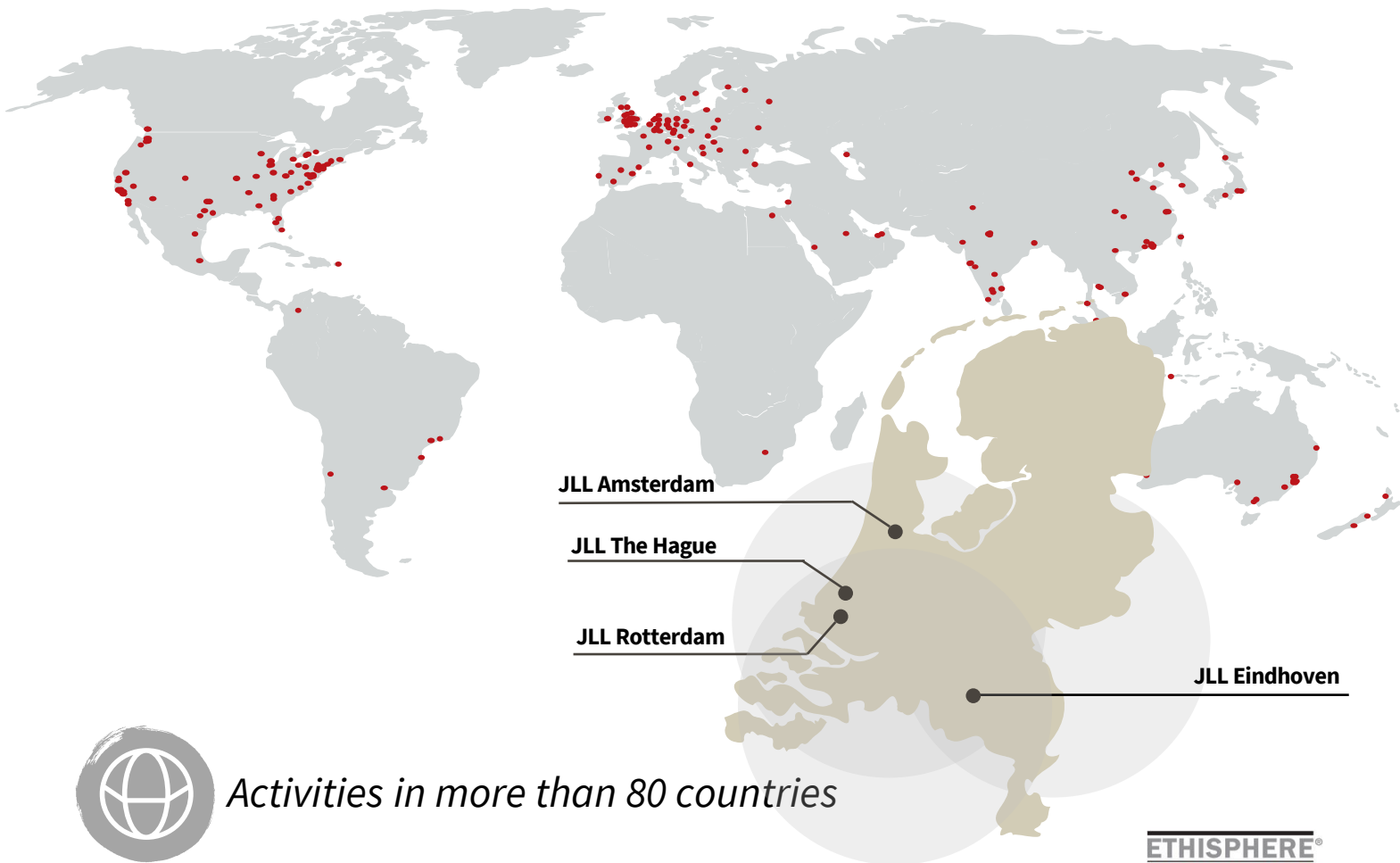
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Division turn-key units 3<sup>rd</sup> floor



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