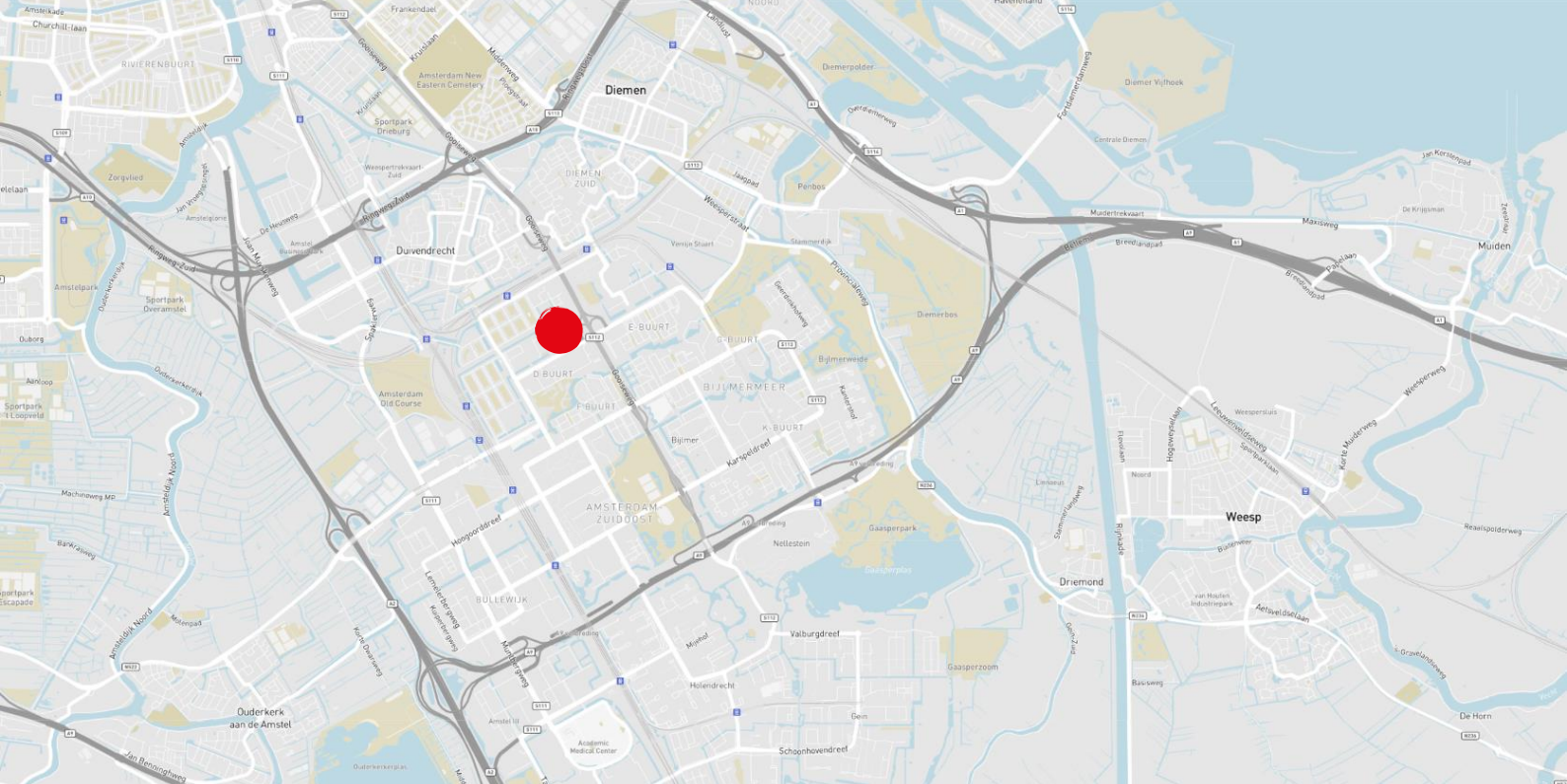




For rent

Diemermere 11-19,
Diemen



Property description

The office building Diemermerere 11-19 is a multi-tenant office building with a total lettable area of 7,093 sq. m. office space. The object is located in a well-kept environment. The object consists out of 5 floors provided with a private parking area with 168 parking spaces and a barrier installation.

The office building has a representative appearance, in the general rooms on the ground floor various lounge and flex workstations are situated including a coffee corner.

Location

The object is located in business park Bergwijckpark Zuid near the Gooiseweg, one of the roads to the ring road of Amsterdam. Several financial and business service providers are located in the immediate vicinity, including: Yacht, ICS (Visa), Coolcat, Randstad, Tele2, XS4All, Generali insurance, AC Nielsen, Hilner & Harvey, Parkmobile and KWS Infra. Near the building - within walking distance - are several shops located, including an Albert Heijn supermarket, fitness and several restaurants.

In about a five minute walk you will find 'Campus Diemen Zuid' with various facilities, but also World of Food is a short walk away. The World of Food is the multi-cultural food hall. In this old parking garage Develstein in Amsterdam Zuidoost in about 32 entrepreneurs serve the tastiest international street food.

Accessibility

By car

The location is easily accessible via the highway A10. Take exit 12 to the Gooiseweg S112 and then the exit towards the Daalwijckdreef. Finally, turn right to the Dubbellinkdreef to go right again towards Diemermerere. From the highway A9 the location is also easily accessible, take exit 2 towards Amsterdam-Bijlmermeer to continue towards the Gooiseweg S112. Finally, exit 1 - Duivendrecht / Oudekerk a.d. Amstel can be taken from the highway A2.

By public transport

Station Diemen-Zuid is less than 10 minutes away from this office building. Besides train, metro 53 is directly connected to Amsterdam Central Station. In addition there are several bus stops (Dennenrode or Dostojevskisingel) surrounded.

Available spaces

The availability of this building is approximately 2,187 sq. m. lfa. divided as follows:

Ground floor:	approx. 784 sq.m.
1 st floor:	approx. 494 sq.m.
5th floor:	approx. 909 sq.m.
Total:	approx 2,187 sq.m.



Parking

The object has its own parking area with fencing and a barrier installation. There are about 56 parking spaces for rent. The parking norm is 1:45.

Rent

Office Space:

€ 165.00 per sq. m. lfa per year, excluding VAT.

Parking Place:

€ 1,500.00 per place per year, excluding VAT

Service charges

€ 50,00 per sq. m. lfa per year, excluding VAT.

Amenities

The object will be delivered in renovated condition including the following facilities:

- Manned reception;
- Mechanical ventilation with top cooling;
- Pantry;
- Suspended ceilings with lighting fixtures;
- Electric cable ducting and data cabling;
- Openable windows;
- Equalized floors;
- 3 lifts for common use;
- Toilet groups.



Lease term

5 years with 5 year renewal period.

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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Ernest Wehry

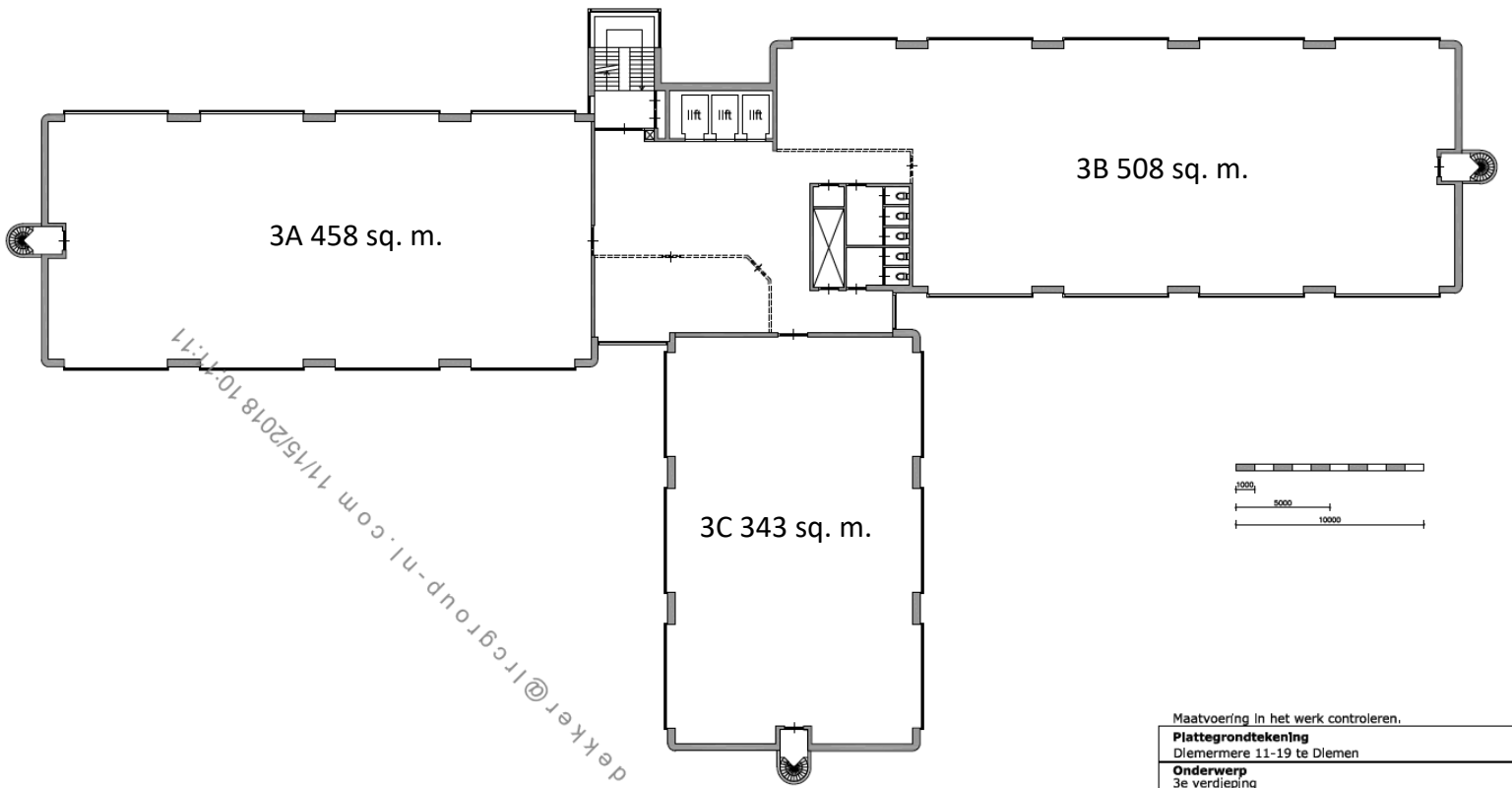
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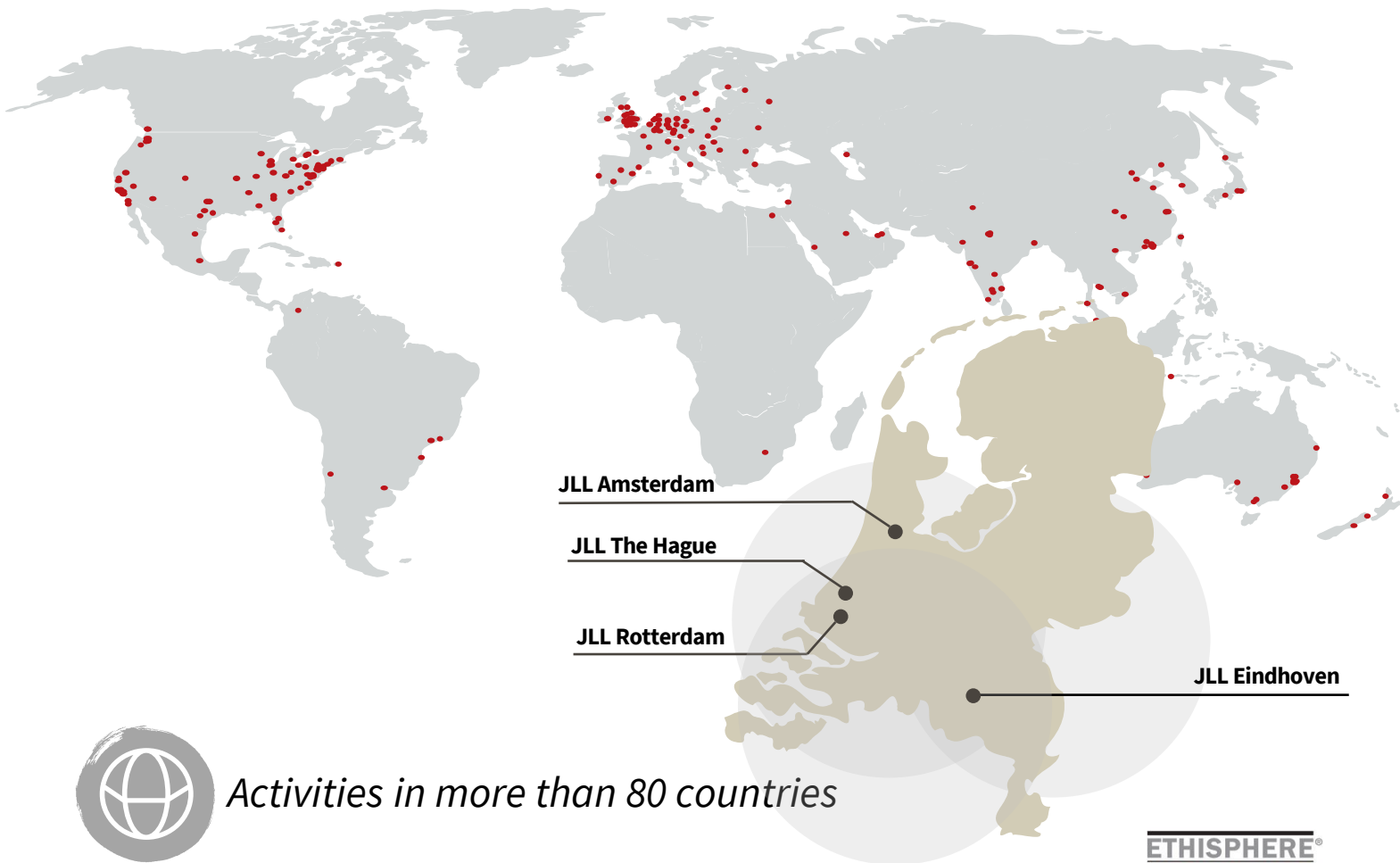






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