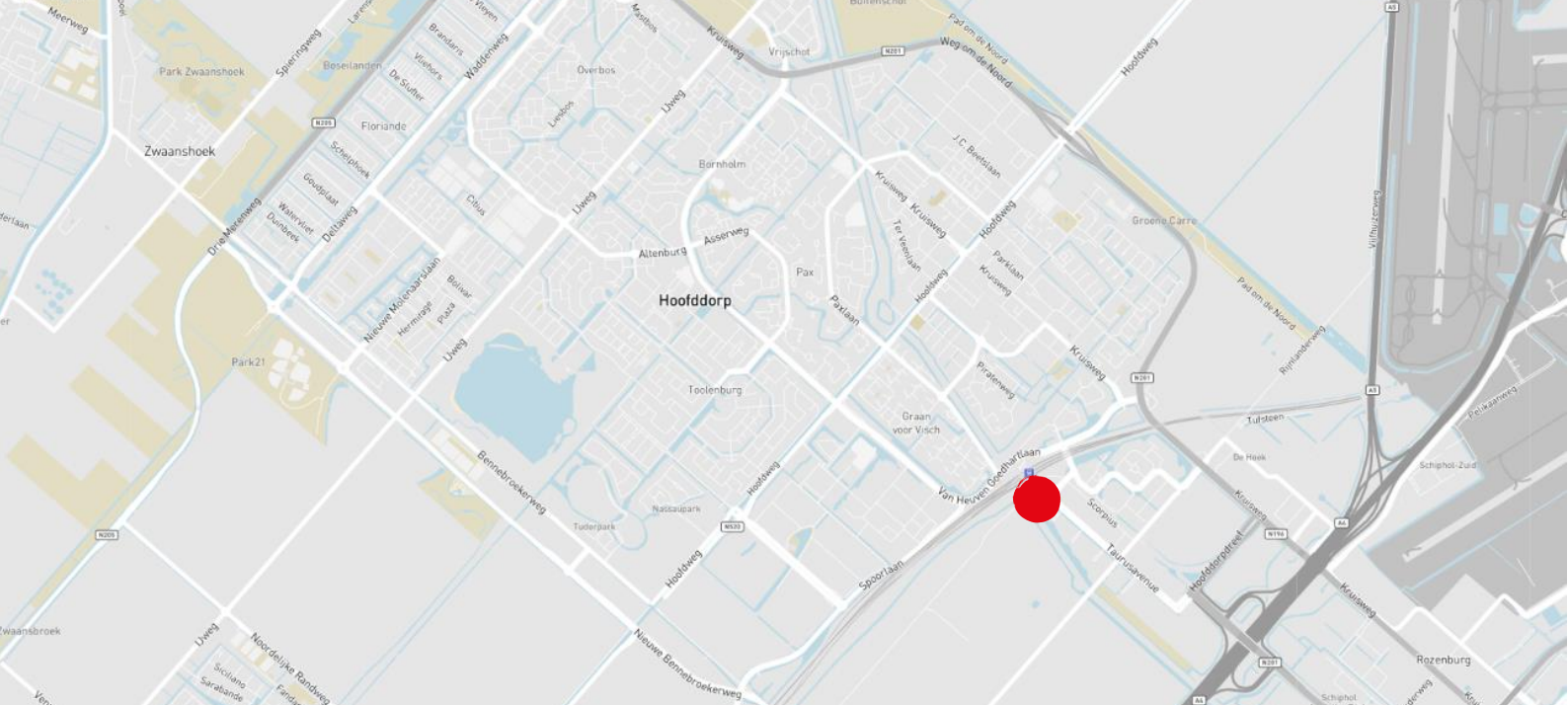




For rent

‘Zuidtoren’
Taurusavenue 1-41,
Hoofddorp



Property description

'Zuidtoren' is a remarkable landmark located at Taurusavenue 1 in Hoofddorp. 'Zuidtoren' is located next to the bus & train station of Hoofddorp. 'Zuidtoren' is one of the highest and most recognisable buildings in this area and is visible from a large distance. Impressive views over the region and international airport Schiphol are to be found here.

The strength of this building lies in the efficient office floors, high level amenities and well-designed communal spaces to accommodate its tenants. With its elegant rounded shape, impressive entrance, high-quality materials and 19 floors, 'Zuidtoren' offers a great business climate of international allure.

The office building has a total lettable floor area of 16,980 m², of which approx. 420 m² lettable floor area is currently available, this is a sublease situation. In the underground parking garage there is space for approximately 170 parking spaces of which 5 are available.

Location

The area around 'Zuidtoren' offers a great deal to businesses. There are footpaths, green spaces and plenty of water, giving employees lots of open, natural space where they can refresh and re-energise themselves throughout the day.

There are various cafés and restaurants nearby, perfect for coffee, lunch, dinner or after-work socialising.

'Zuidtoren' is also located next to Park 20120. Park 20120 is the first sustainable, full-service office park in the Netherlands. Therefore, the area offers various facilities, including Den Burgh restaurant, the ANWB Fox theatre and the FIFPro auditorium.

The present 20120 Experience Center offers possibilities for organizing events or meetings with large groups. Other facilities in the direct vicinity of the 'Zuidtoren' include a childcare center and the Novotel Hotel.

Accessibility

By car

The office building is easily accessible by car via the Kruisweg (N201) and the highway A4 (Amsterdam - The Hague - Rotterdam). The property is located just 6 minutes from Schiphol Airport.

Public transport

'Zuidtoren' is located next to the Hoofddorp train station, the bus station and the R-net (the bus route between Haarlem and Amsterdam Southeast). There is a direct train connection to Schiphol Airport which only takes 4 minutes and to the Amsterdam Zuidas which only takes 11 minutes.

Available spaces

The availability of this building is approximately 420 sq. m. LFA located on the 16th floor.



Parking

The office building has a very spacious adjacent and underlying parking garage. For the 16th floor, 5 parking places are available for leasing.

More parking places are also available in the P+R parking garage across the street.

Rent

Office space:

€ 230.- per sq. m. LFA per year, excluding VAT.

Parking place:

€ 1,750.- per place per year, excluding VAT

Service charges

€ 63.50 per sq. m. LFA. per year, excluding VAT.

Delivery level

The office space is offered 'turn-key' with the following facilities:

- Own pantry and toilet facilities per floor;
- System ceilings with lighting fixtures;
- Computer floors;
- Multiple meeting rooms;
- Renovated sanitary groups;
- Leasing of the current fit-out is discussable.

Amenities

The following amenities are present within the office building:

- A renovated entrance hall with a manned reception on the ground floor;
- Coffee bar;
- Five high-end elevators and one shuttle directly from the lobby to the parking garage;
- Company restaurant.
- Security gates.



Sublease term

In consultation.

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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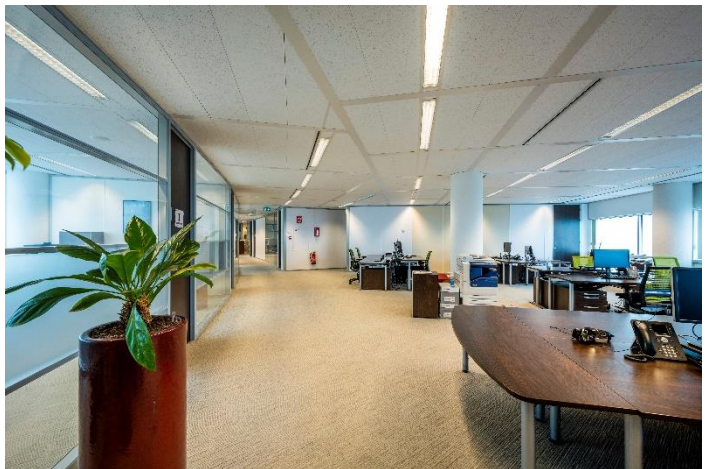
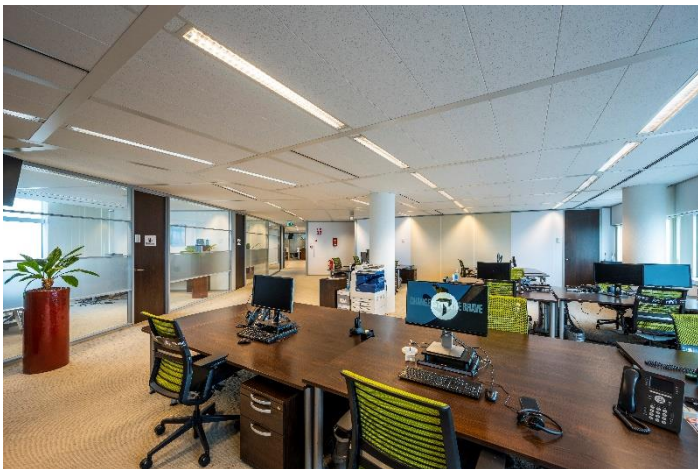


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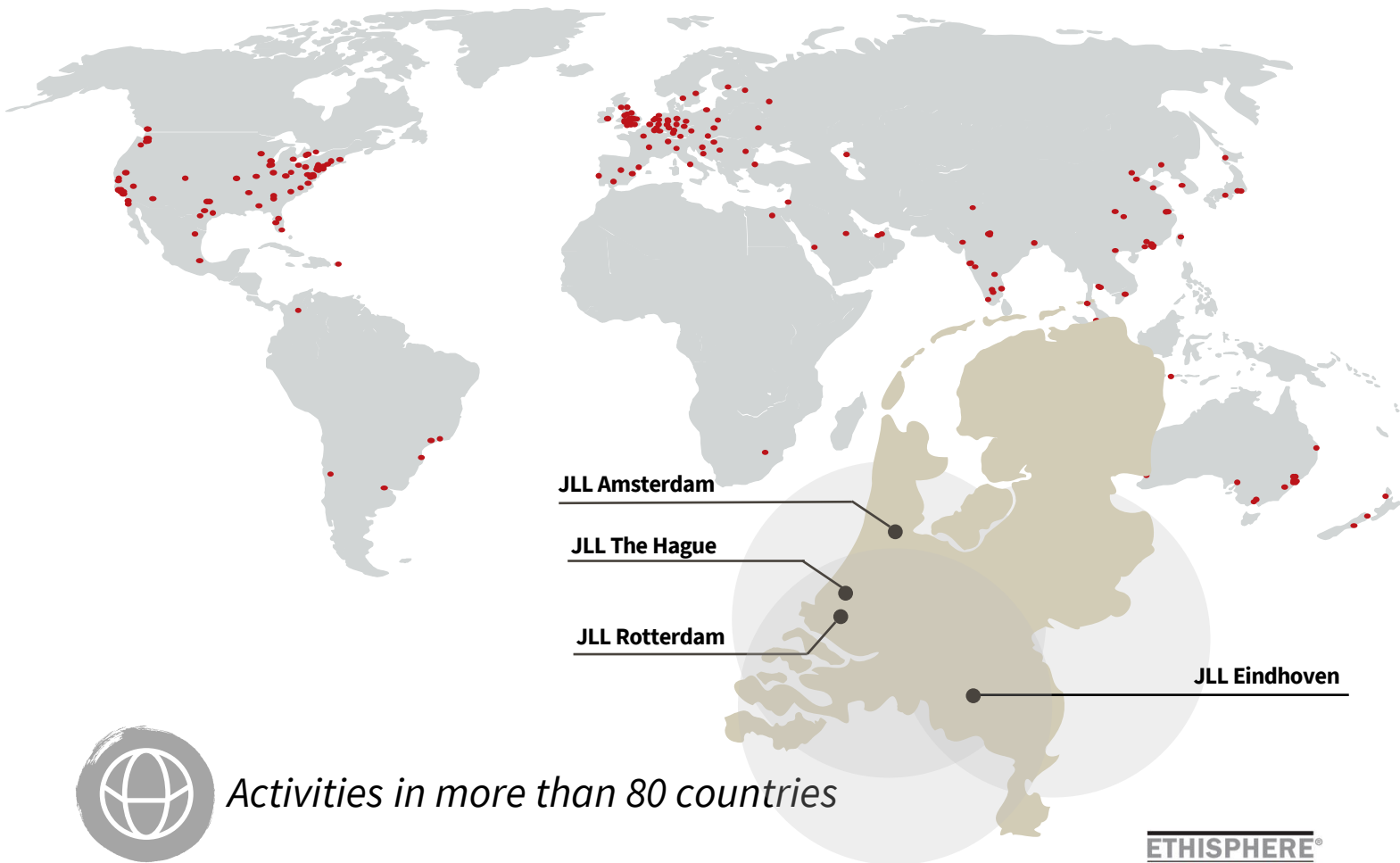






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