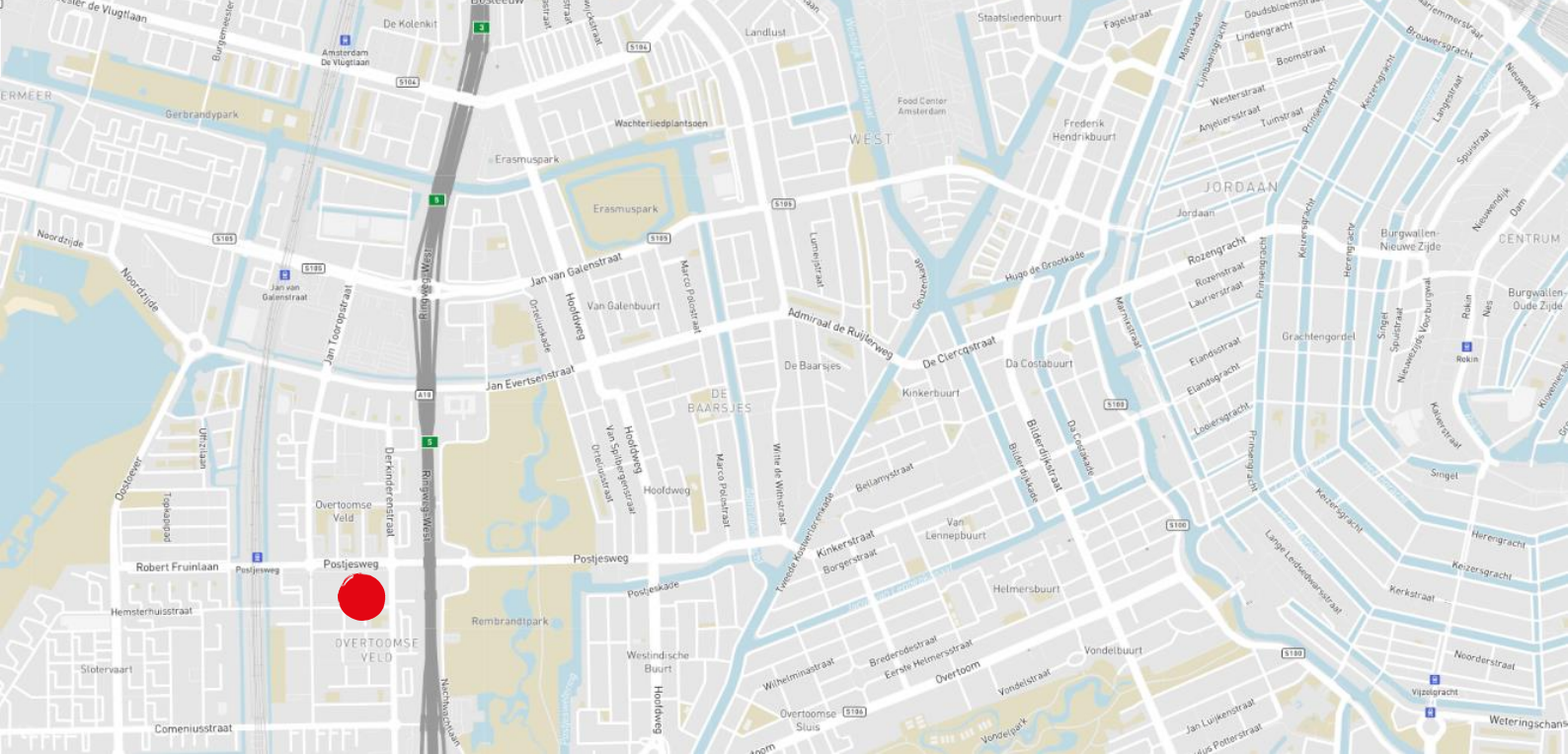




*For rent*

**'Koningshof'**  
Schipluidenlaan 4,  
Amsterdam





## Property description

This creative office building is located on the corner of Schipluidenlaan and Delflandlaan in Amsterdam West. The total lettable floor area of the building is approximately 13,845 sq. m. LFA spread over the ground floor and three above located floors.

The building has two entrances, one of which is for Hotel KingsCourt, located on Delflandlaan. The large entrance to the office floors, located on the Schipluidenlaan, has recently been completely modernized and offers a manned reception with a coffee corner. In addition, the general area has various informal meeting options.

## Location

Building "Koningshof" is located in Amsterdam West on Delflandlaan 4. The area is a living and working environment and is located on the edge of the A10 and Amsterdam Center. The area is in full development, office buildings are being redeveloped and new residential will be added to the neighborhood. The World Fashion Center (WFC) is located in the immediate vicinity, the WFC has a Basic-Fit gym and high-quality childcare CompaNanny. A little further, Delflandplein offers shops such as an Action, Albert Heijn, Lidl and pharmacy.

The following facilities are available in the immediate vicinity: Bar Restaurant LELY, Fashion's Restaurant & Bar, Yummy Poke Bowls, Corner Bakery, La Bella Vita, Subway, Aries Noodles and hotels such as Hotel King's Court Amsterdam, Fashion Hotel, Best Western Premier XO Couture Hotel and Couture Bastion Hotel Amsterdam.

## Accessibility

### Car

Building 'Koningshof' is excellent assessable by the direct nearness of the Rijksweg A10 West and exit S106.

### By public transport

Located directly next to NS Station Amsterdam Lelylaan (approx. 450 meter walking distance).

Bus (62, 63 and 195), metro and tram (1 and 17) stops are within walking distance. Within one stop you can reach Station Schiphol Airport by train and within two stops you can reach Amsterdam Central Station.

## Available spaces

The availability at office building 'Koningshof' currently is as follows:

2<sup>nd</sup> floor (unit 2.1)

approx. 599 sq. m. LFA



## Parking

Parking spaces are available for office users in the underlying parking garage. The parking ratio is 1: 100. There are a total of 129 parking spaces located in the underground parking garage. In addition, 'Koningshof' has a spacious bicycle shed.

As well, it is possible to park elsewhere along the public road or in the 'Oranjekwartier' parking garage, which is located a few minutes' walk away.

## Rent

*Office Space:*

€ 185.00 per sq. m. LFA per year, excluding VAT.

*Parking Place:*

€ 2,000.00 per place per year, excluding VAT.

## Service charges

€ 75.00 per sq. m. LFA per year, excluding VAT.

## Amenities

The state of delivery of the 2<sup>nd</sup> floor is in core and shell plus state, amongst others:

- Industrial ceiling;
- Plastered and painted walls;
- Equalized floor;
- Windows can be opened;
- Heating by radiators;
- LED-lighting fixtures;
- Cable ducts for electricity and data;
- Sanitary facilities;
- Server room.



## Lease term

5 years with 5 year renewal period. The notice period is 12 months.

## Commencement date

Ground floor in consultation.  
2<sup>nd</sup> floor available 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 details

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+316 20 06 10 41

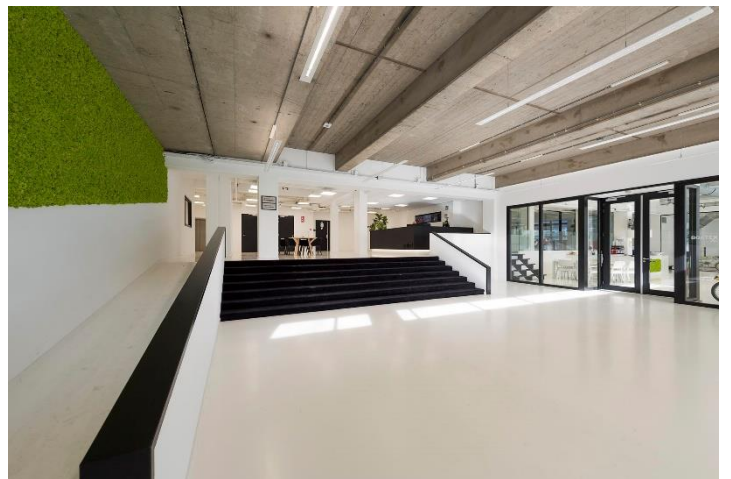
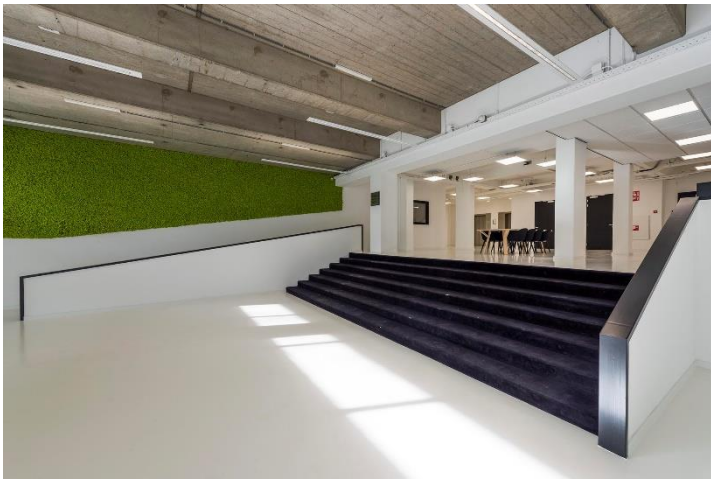


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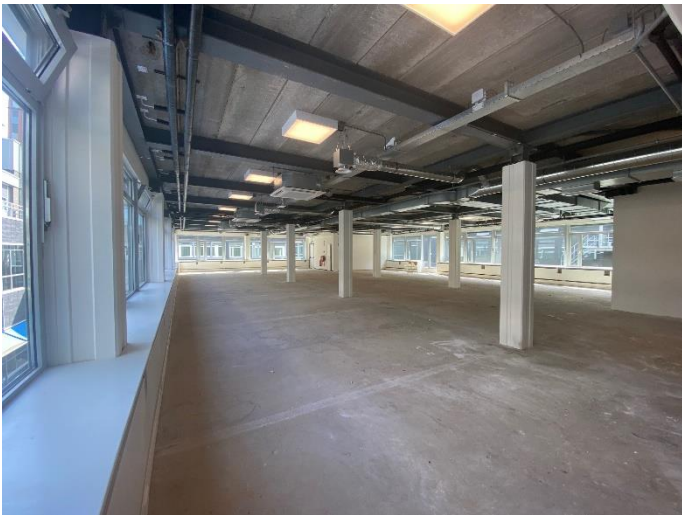




Entrance area



## 2<sup>nd</sup> Floor



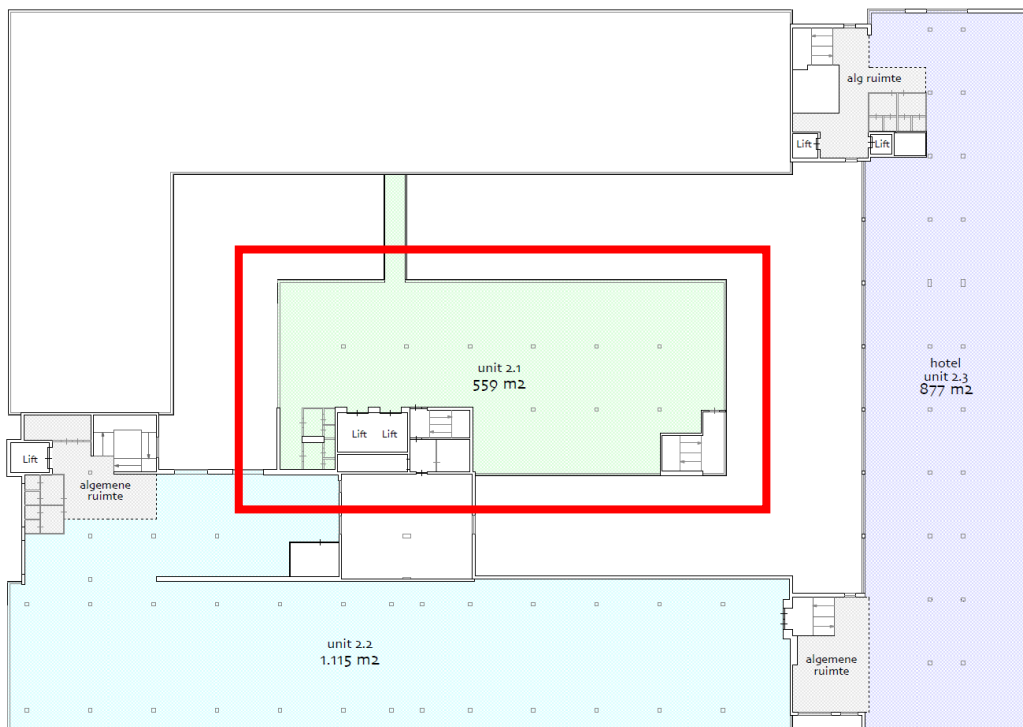


# Floor plans

## Ground floor



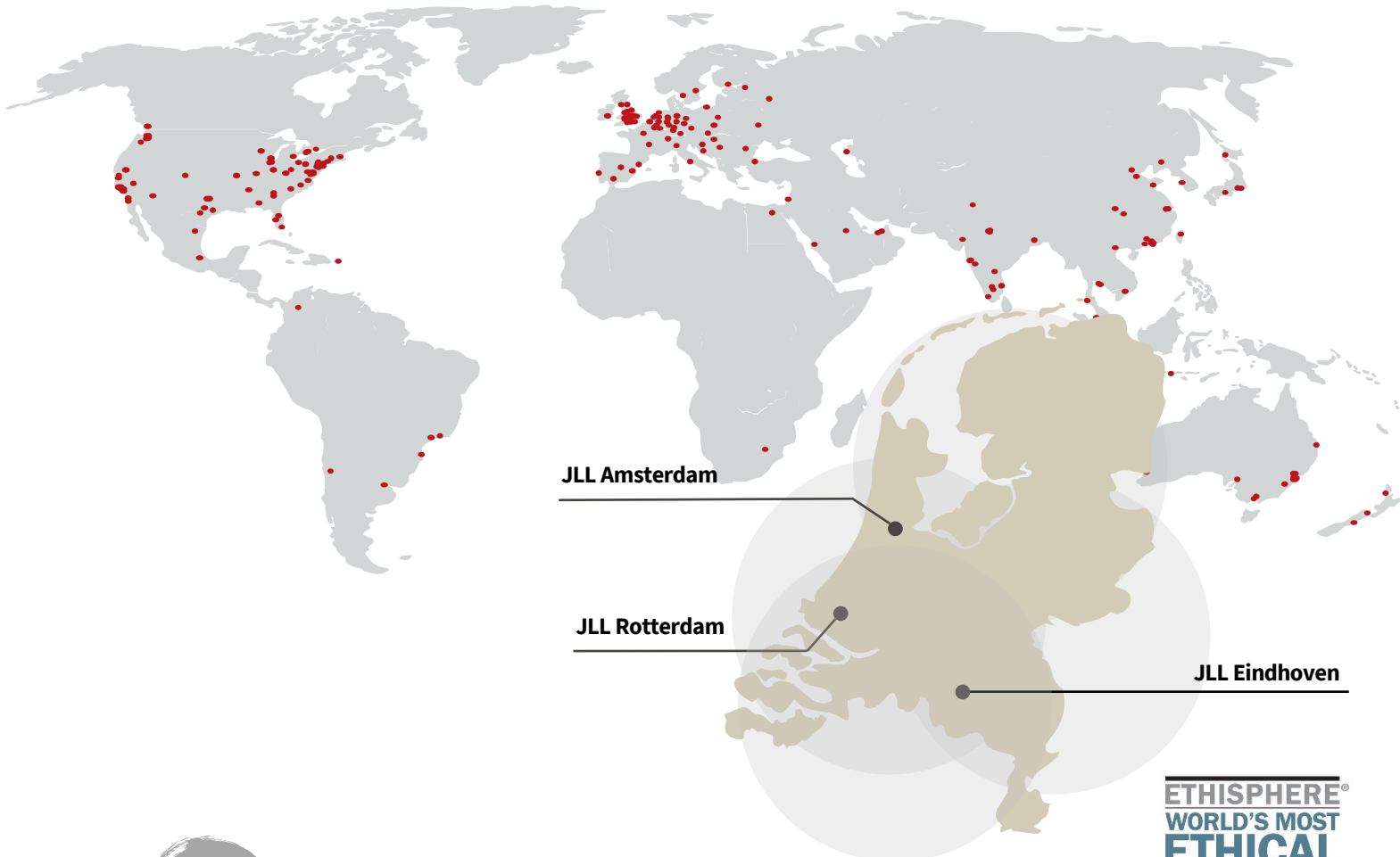
## 2<sup>nd</sup> floor



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