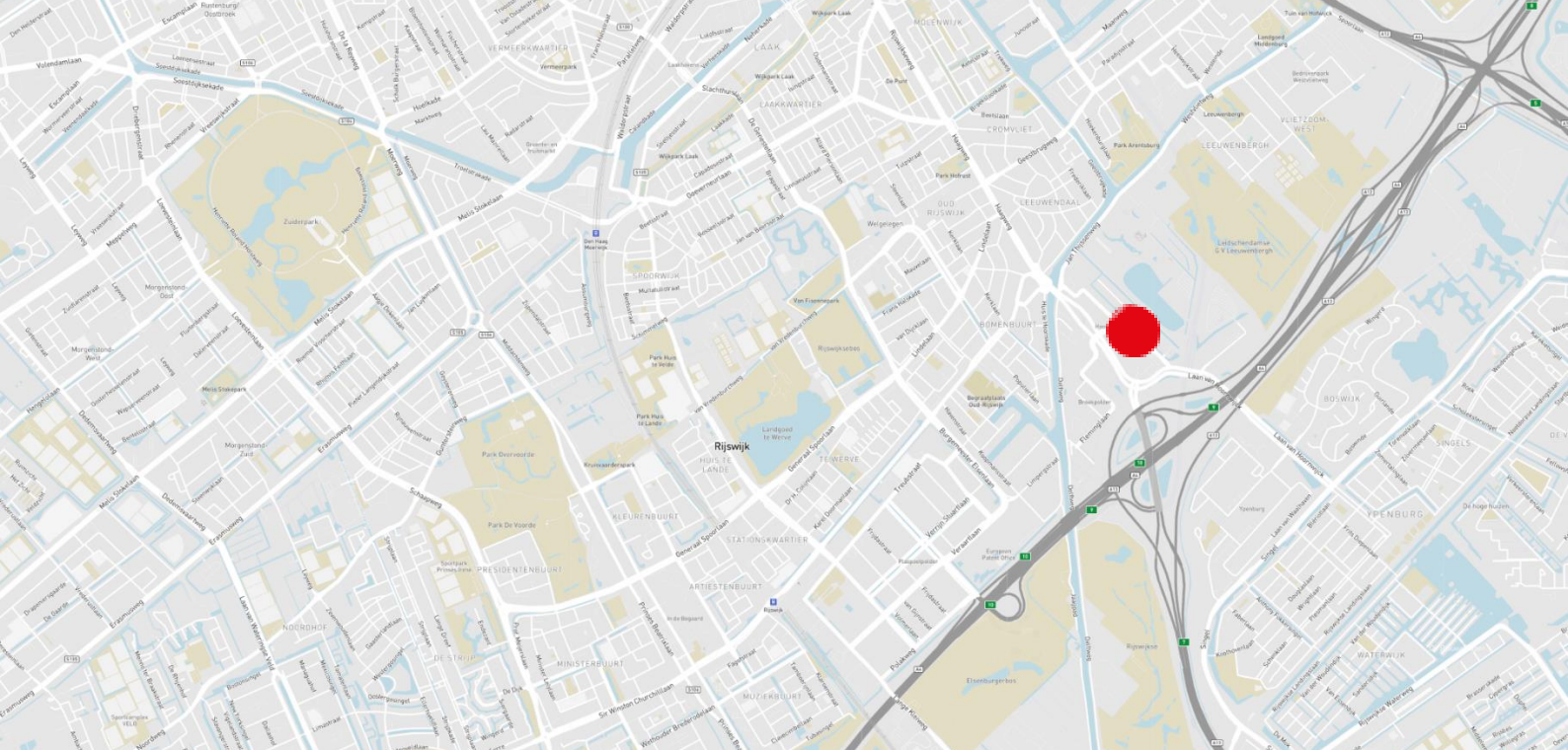




For rent

Oversteen

Laan van Zuidhoorn 14,
Rijswijk



Property description

Representative office space available.

The total surface according to NEN 2580 is approx. 9,655 sq m lfa office space of which 3,237.92 sq m is available in the low-rise (Building A) and 3,094.69 sq m is available in the high-rise part (Building B) of the building.

Location

The object is situated in Hoornwijk Businesspark. This is a modern and high-quality development location for businesses and organizations who wish to establish themselves in the middle of the The Hague area. The location is situated next to the A13 and has a great amount of exposure and accessibility.

Accessibility

Car

Hoornwijk Businesspark is situated near the Rijswijkse Hoornbrug in the heart of the The Hague region, with a direct connection to the A13 (Rotterdam), A4 (The Hague-Amsterdam) and the A12 (Utrecht).

Public transport

The stop of tram 15 is at walking distance with a direct connection to the city centre of The Hague and Noodorp/Ypenburg.

Available spaces

The total surface according to NEN 2580 is approx. 9,655 sq m lfa office space of which 3,237.92 sq m is available in the low-rise (A) and 3,094.69 sq m is available in the high-rise part (B) of the building. For rent is approx. 6.333 sq m lfa available divided as follows:

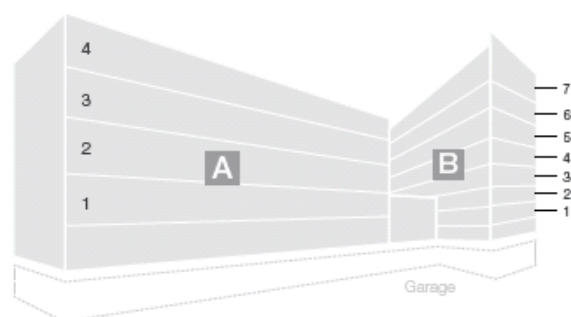
Low-rise:

• Ground floor	Building A	655.8 sq m lfa
• 1st floor	Building A	652.5 sq m lfa
• 2nd floor	Building A	652.8 sq m lfa
• 3rd floor	Building A	652.8 sq m lfa
• 4th floor	Building A	623.9 sq m lfa
Total		3,237.8 sq m lfa

High-rise:

• Ground floor	Building B	698.3 sq m lfa
• 1st floor	Building B	783.2 sq m lfa
• 2nd floor	Building B	806.6 sq m lfa
• 3rd floor	Building B	806.6 sq m lfa
Total		3,094.7 sq m lfa

Partial letting is possible.





Parking

There are 70 parking spaces available in the parking garage, half-sunken underneath the building.

In the semi-public parking garage, which is situated directly next to 'Oversteen', are extra parking spaces available for rent.

Rent

Office Space:

€ 110.00 per sq m lfa per year, excluding VAT.

Parking Place:

€ 1,250.00 per place per year, excluding VAT

Service charges

€ 46.00 per sq m lfa per year, excluding VAT.

Delivery Level

The object will be delivered in the current state provided with:

- Representative entrance;
- System ceiling with bandraaster and monitor-friendly lighting fixtures;
- Mechanical ventilation with top-cooling by means of fan coil units;
- Separated women's and men's toilet blocks;
- Cleaner's cupboard per floor;
- Two 13 person lifts;
- Windows that can be opened;
- Elevated computer floor for electra-, data, and telephone cabling.
- Current floor covering;
- Current partition walls;
- Lounge/coffee corner on every floor;
- Current datacabling (CAT5).

Sustainability

The building contains Energy Label A+.



Lease term

5 years + extension period of 5 years.

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.

For more information: www.oversteen.nl

Contact

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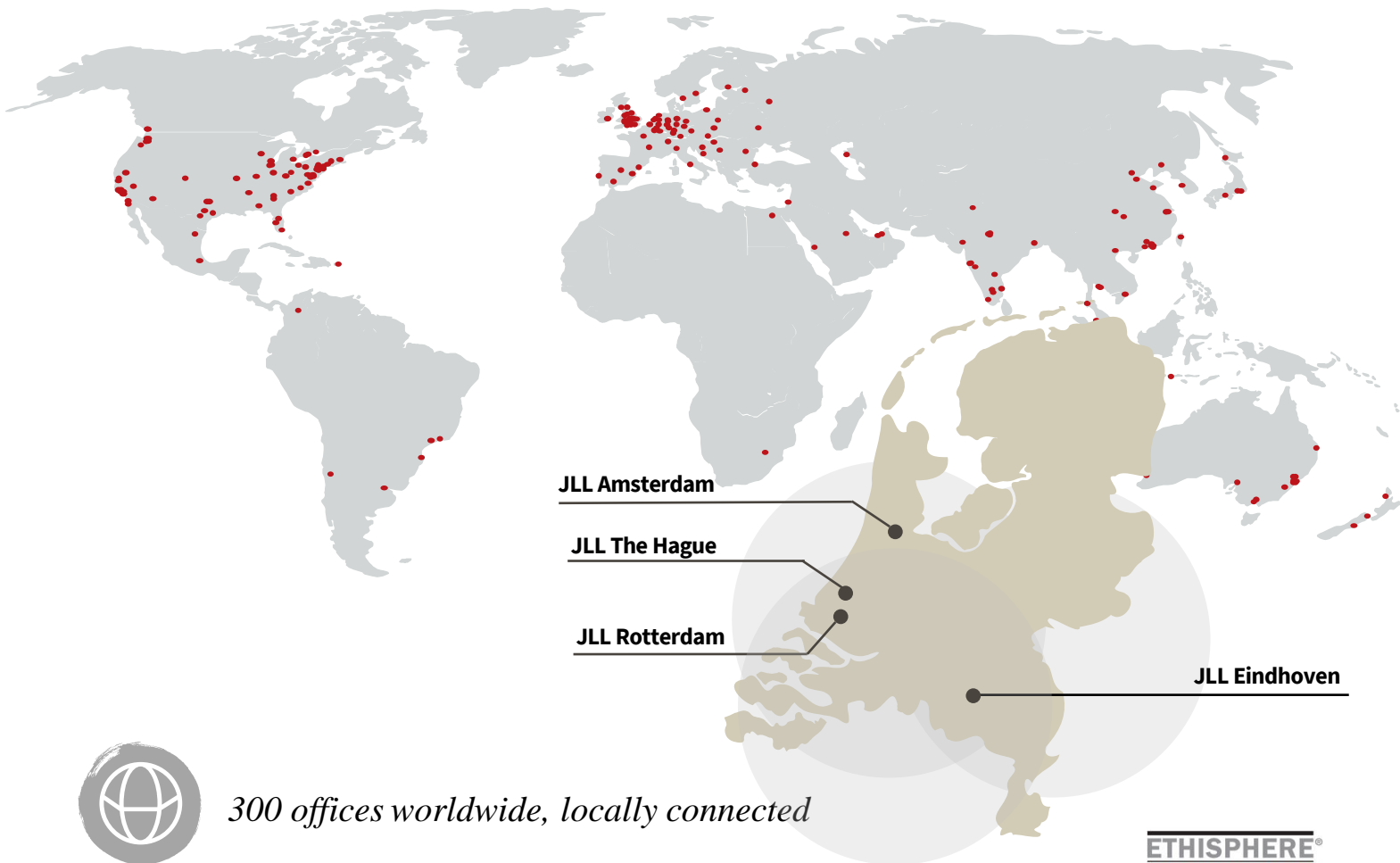






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