

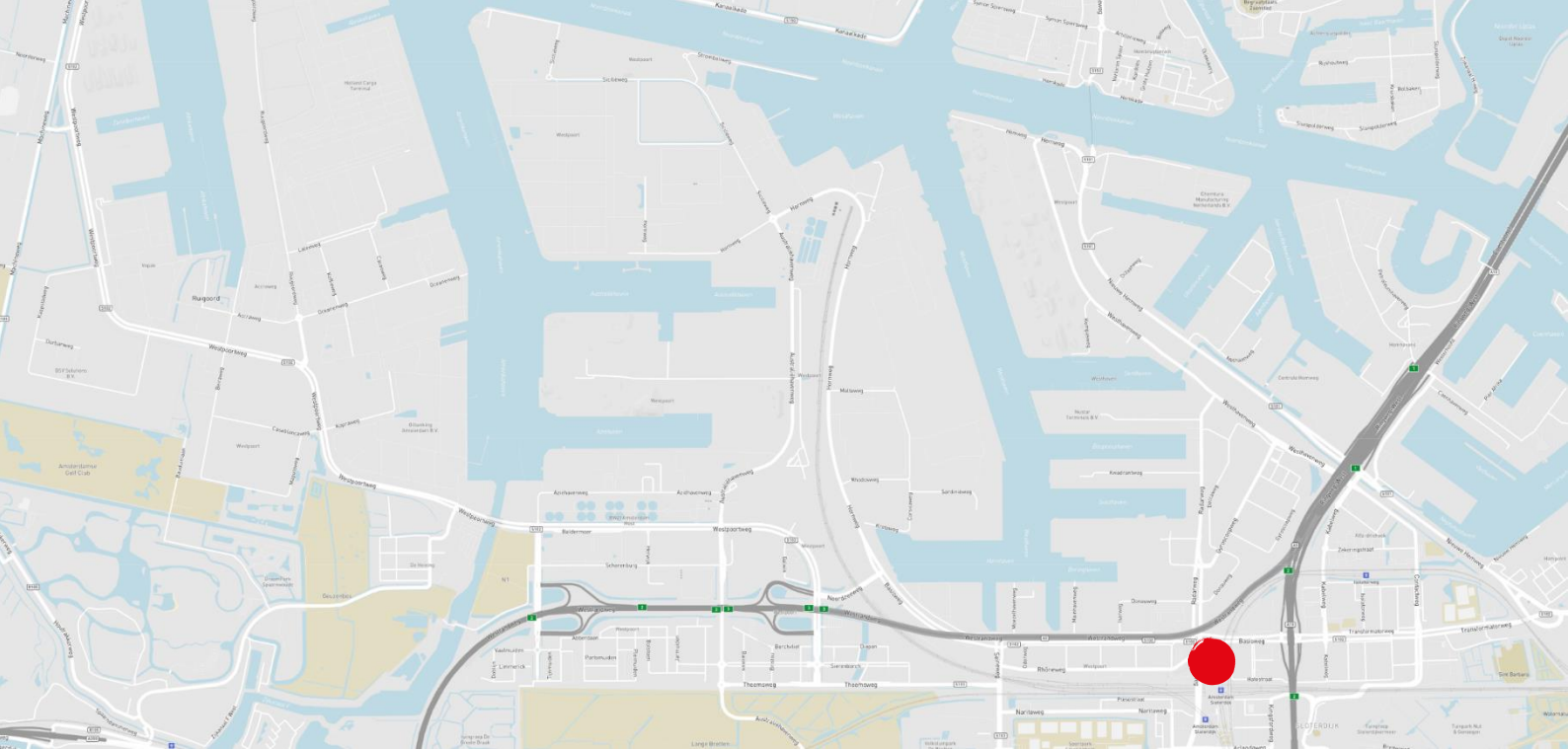


# For rent

**‘Busitel I’**

**Orlyplein 73-97,  
Amsterdam Sloterdijk**





## Property description

"Busitel" is a modern office building located at Amsterdam Sloterdijk station. The entrance is currently undergoing a renovation. The office building consists of a total of 7 floors and the total lettable floor area is approximately 15,352 sq. m. LFA. office space. The zoning of the ground floor will be converted to be able to establish day catering/ coffee bar facilities for tenants and visitors.

## Location

The building is located in a very prominent location at Amsterdam Sloterdijk Station. Various facilities are offered in the immediate vicinity, including Padel courts, HITT Studio, Bret and The Breakfast Club. In addition, the offices of The Tax Authority, UWV, Dell, NCR, Chip Soft, Reed Elsevier and KPN are housed here.

## Accessibility

### By car

The object is easily accessible by car. Located directly on the S102 with connection to the A10 motorway (Amsterdam highway). Both Amsterdam city center and Schiphol Airport are within 15 minutes by car.

### By public transport

Sloterdijk Station is located approx. 250 meters away on foot. There are direct connections to Amsterdam CS and Schiphol from this station.

## Available spaces

The current availability of building Busitel is 695 sq. m. LFA. located on the 1<sup>st</sup> floor.

## Rent

### Office space:

1st floor € 215.00 per sq. m. lfa per year

### Parking place:

€ 2,100.00 per place per year

The prices are excluding VAT.

The parking ratio of Busitel is 1:30.

## Service charges

€ 90.00 per sq. m. lfa per year, excluding VAT.

## Energy label

The building has an energy label A and BREEAM Excellent In Use.



## Delivery Level

State of delivery of the 1<sup>st</sup> floor is as follow:

- Plastered and sauced walls;
- Levelled floor;
- Cable ducts for electricity;
- Ventilation and cooling/heating system;
- Two passenger lifts;
- Open/industrial ceiling;
- LED lighting (to be installed);
- Sanitary facilities;
- CAT 6;
- Energy label A and Breeam in Use Excellent.

## 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.

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## Contact

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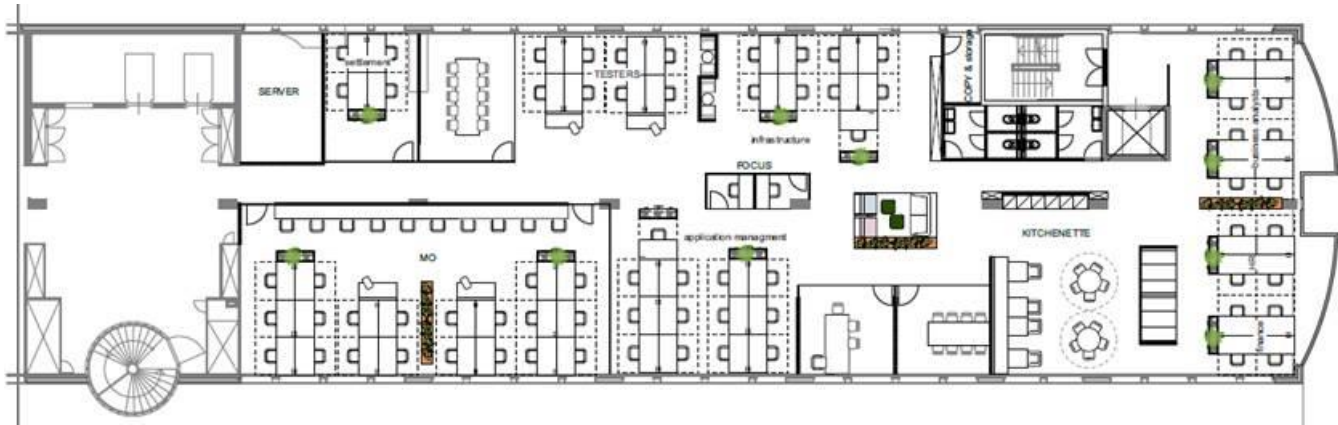
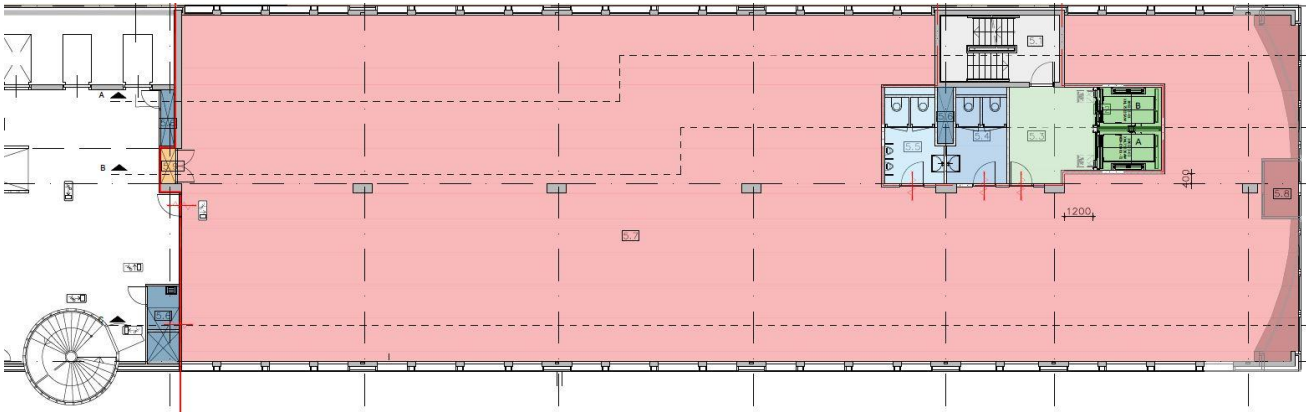


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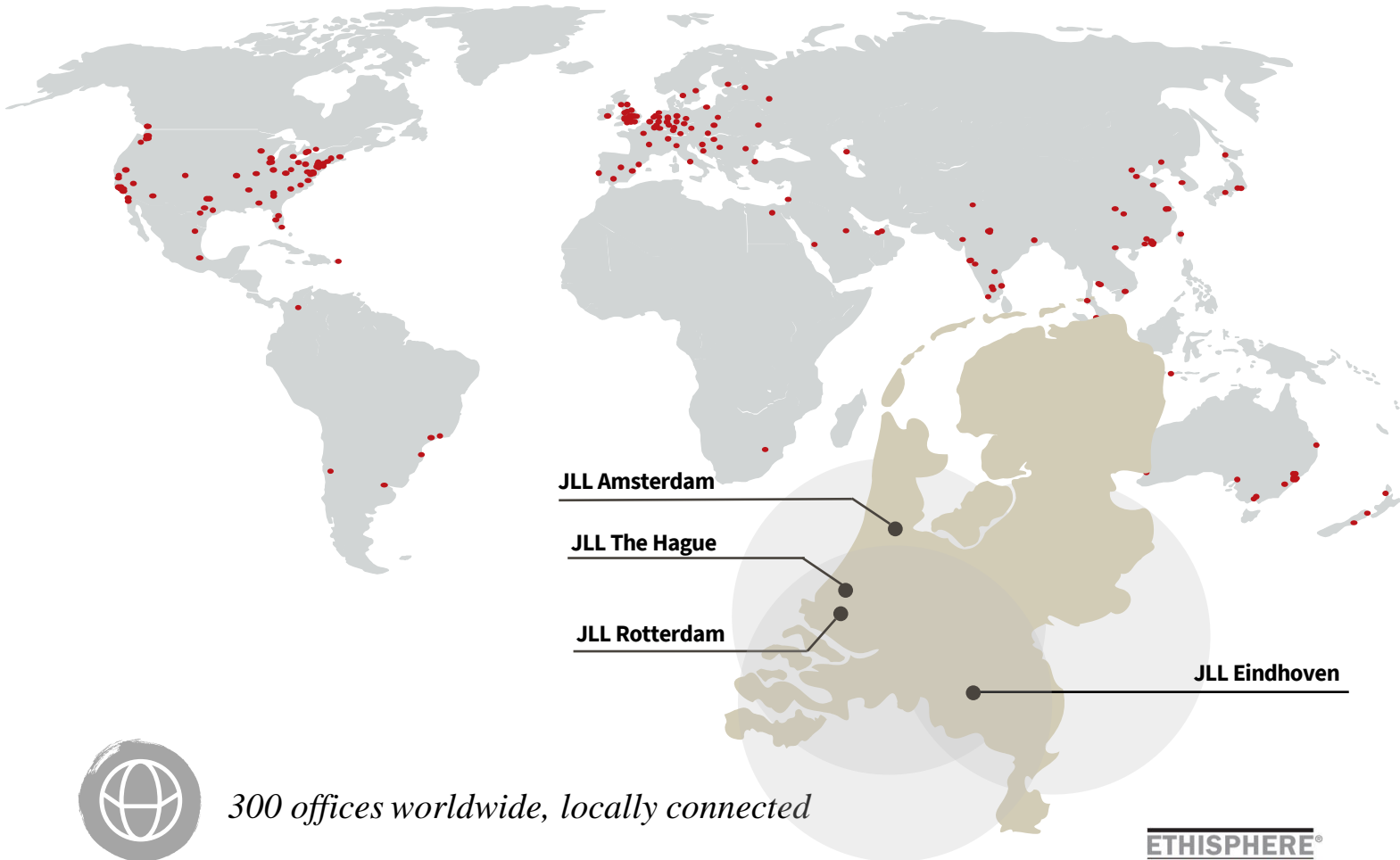


# Floor plan



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