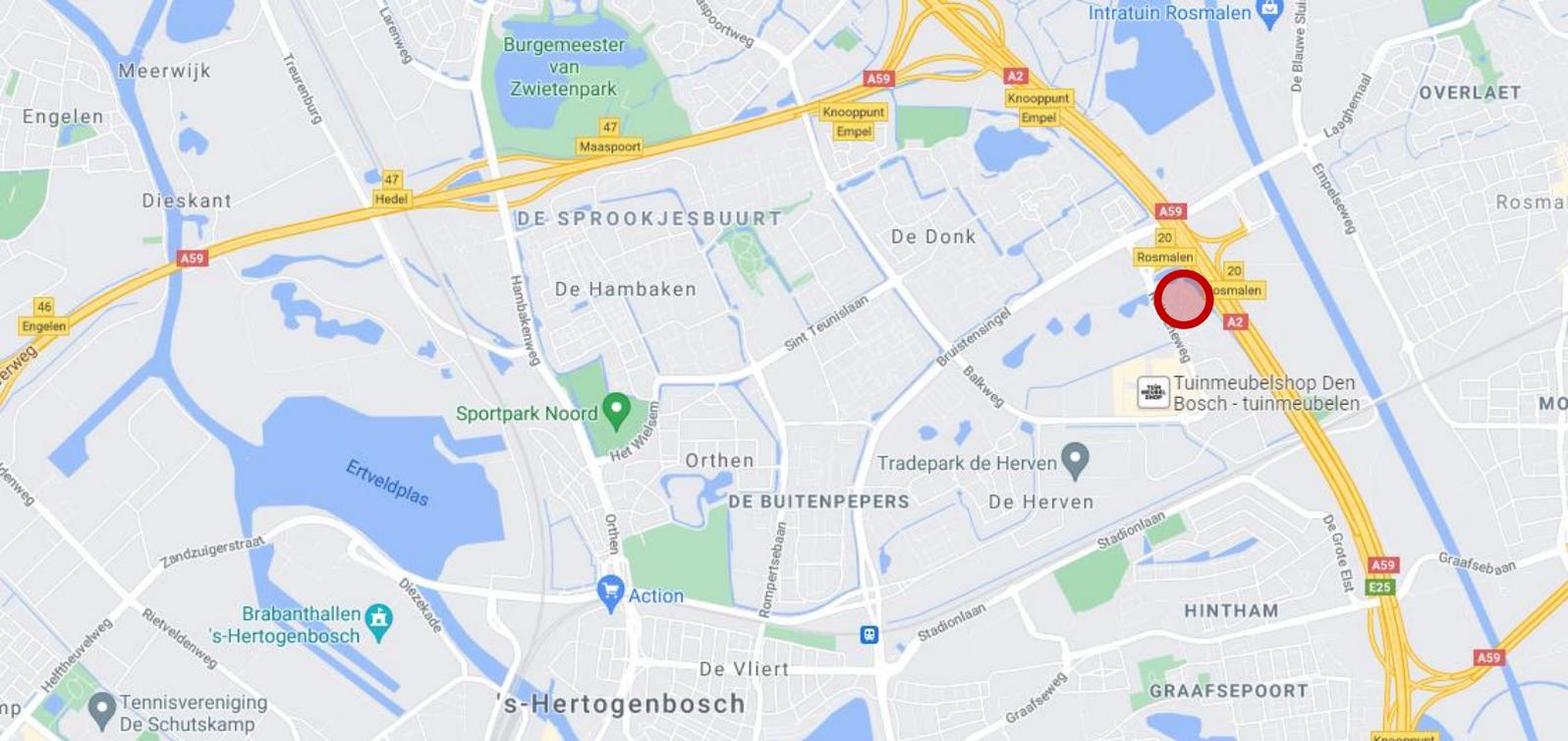




For Lease

Bolduc

**Utopialaan 22-52,
's-Hertogenbosch**



Location

The office building Bolduc is situated on a very prominent location. Entering the office building along the motorway A2, no one can fail to notice this exceptional building. More than 140,000 vehicles pass the Bolduc business centre every day. The immediate surroundings are characterised by the presence of mainly high-quality companies such as: SAP, Panasonic and Quintiq. Directly opposite Bolduc is the nature conservation area 'De Heinis' located. There are also various restaurants and shopping facilities in the immediate vicinity.



Accessibility

By car

Bolduc is easily accessible by car, because the office building is located next to the entrance and exit slip roads of the motorway A2 (Amsterdam-Maastricht) with a direct connection to the motorways A59 (Breda-'s-Hertogenbosch) and A50 (Nijmegen-'s-Hertogenbosch).

Public transport

There is a bus stop at the front of the office building with a direct connection to the city centre and bus and railway station of 's-Hertogenbosch.





Property information

Bolduc is an office building, consisting of four buildings with a total surface area of approx 22,500 sq. m. The size ensures that tenants can grow optimally in the complex. The residential area around the building has a pleasant business atmosphere. Bolduc has an optimal indoor climate, plenty of parking space, an excellent company restaurant (Bolduc Café) and various spacious meeting rooms. The combination of accessibility, facilities and excellent quality of office space makes Bolduc the ideal office location.

Availability

Currently there is approx 4.227 sq. m. office space available for lease, and is distributed as follows:

Building B	Space
2nd floor	approx 601 sq. m. LFA
3th floor	approx 601 sq. m. LFA
4th floor	approx 601 sq. m. LFA
5th floor	approx 601 sq. m. LFA
6th floor	approx 601 sq. m. LFA
Total	approx 3.005 sq. m. LFA

Building C	Space
2nd floor	approx 611 sq. m. LFA
3th floor	approx 611 sq. m. LFA
Total	approx 1.222 sq. m. LFA

Partial letting from approx 300 sq. m. is discussable.

Parking

You can always park easily at Bolduc. With a parking standard of 1 parking space per 30 sq. m. of office space, you can always park your car. The parking spaces are accessible 24 hours a day, 7 days a week. There are also several charging points for electric cars, bicycles and scooters.



Rental conditions

Rent office space:

€ 145,00 per sq. m. LFA per year.

Rent parking spaces:

€ 650,00 per parking space per year.

The above mentioned prices are excluding VAT.

Service charges

€ 50,00 per sq. m. LFA per year, which is as follows:

€ 25.00 for the advance payment of energy costs and

€ 25.00 for other supplies and services.

Lease term

Five years with five years renewal period. The notice period is twelve months.

Commencement date

To be discussed.

Delivery level

Bolduc features include:

- Existing system ceiling with lighting fixtures, lighting level of 500 lux;
- Air conditioning system with triple ventilation and peak cooling;
- Mechanical ventilation in sanitary facilities and pantries;
- Three compartment cable ducts with two electrical wall sockets, as well as two data connections per 1.80 m line;
- Heating with radiators, fitted with thermostatic valves per 3.60 m³ grid;
- Weather-dependent control with optimization installation;
- Fire prevention through fire hose reels and manual alarm at each reel;
- Electric elevators, each with a load capacity of 1,000 kg/13 persons;
- Nacelle system for maintenance and cleaning of the façade;
- Hydrophore system.



VAT

The landlord wishes to opt for taxed rent. In the event that the tenant is unable to set off the VAT, the rent will, in consultation with the tenant, be increased to compensate for the consequences of the elimination of the option of opting for VAT-bearing rent.

Lease agreement

Lease of Office Accommodation and other Commercial Accommodation established by the Real Estate Council (ROZ) 2015.

Contact

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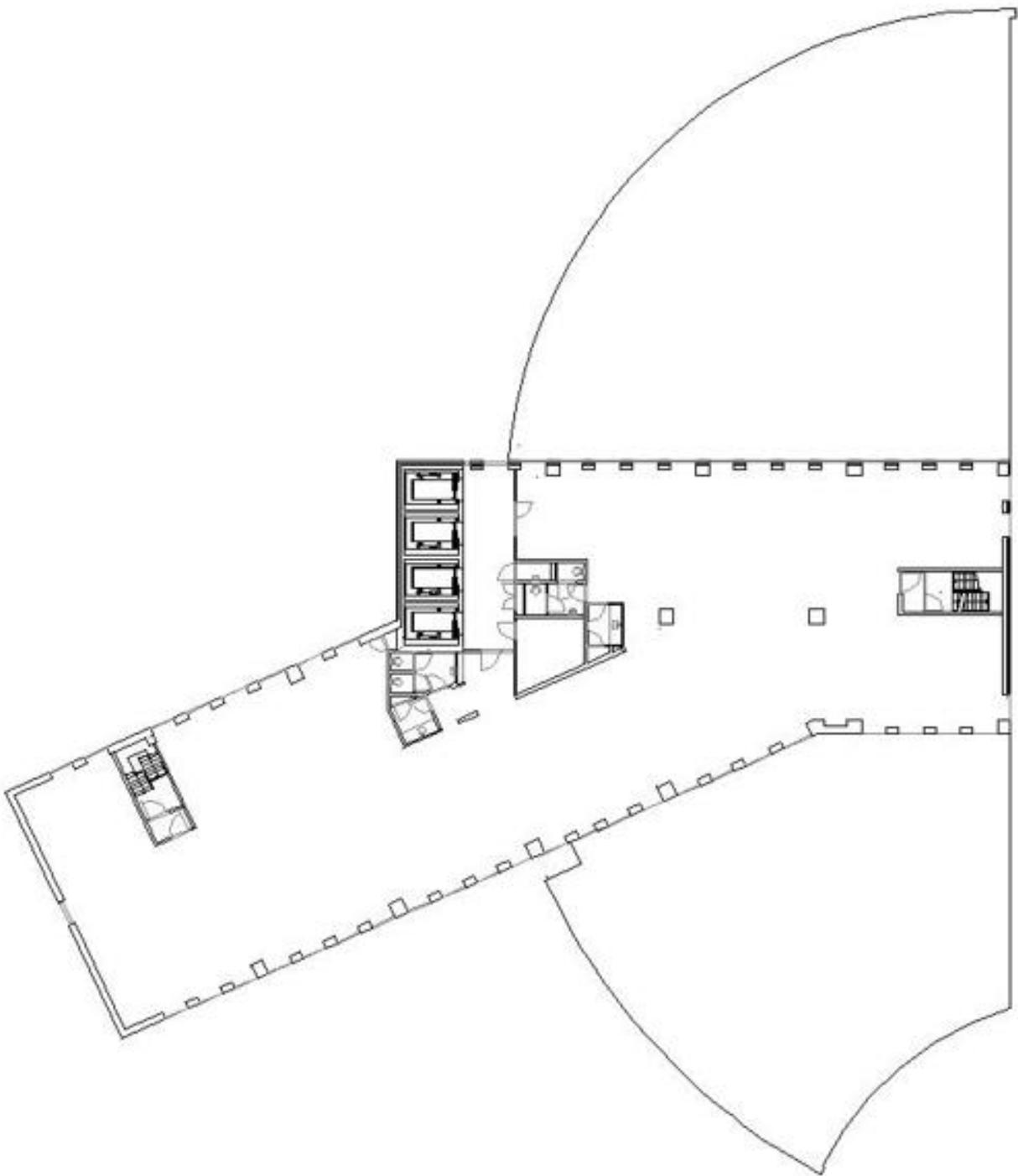
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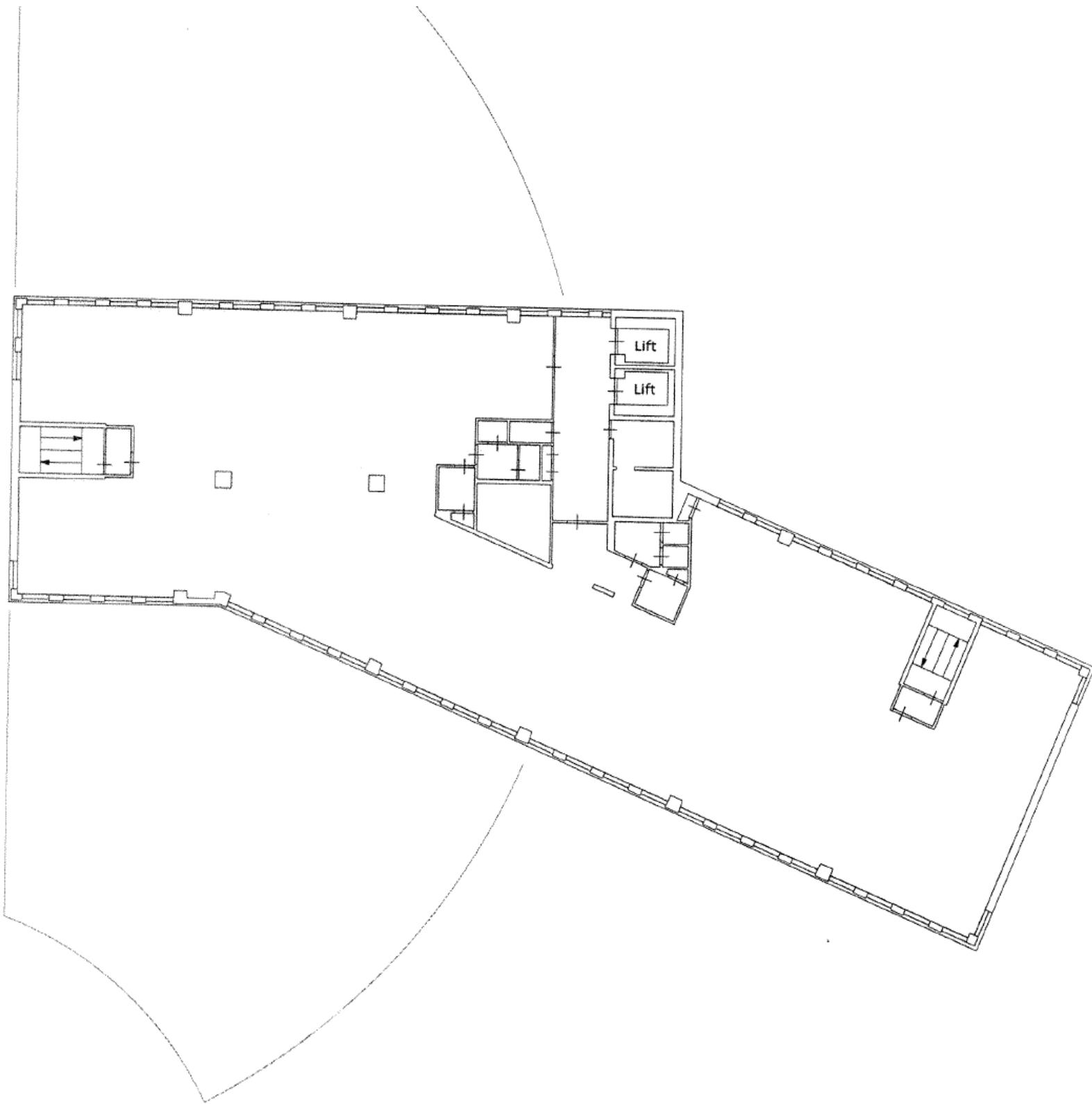
Photos



Floor plan 2nd – 6th floor (building B)

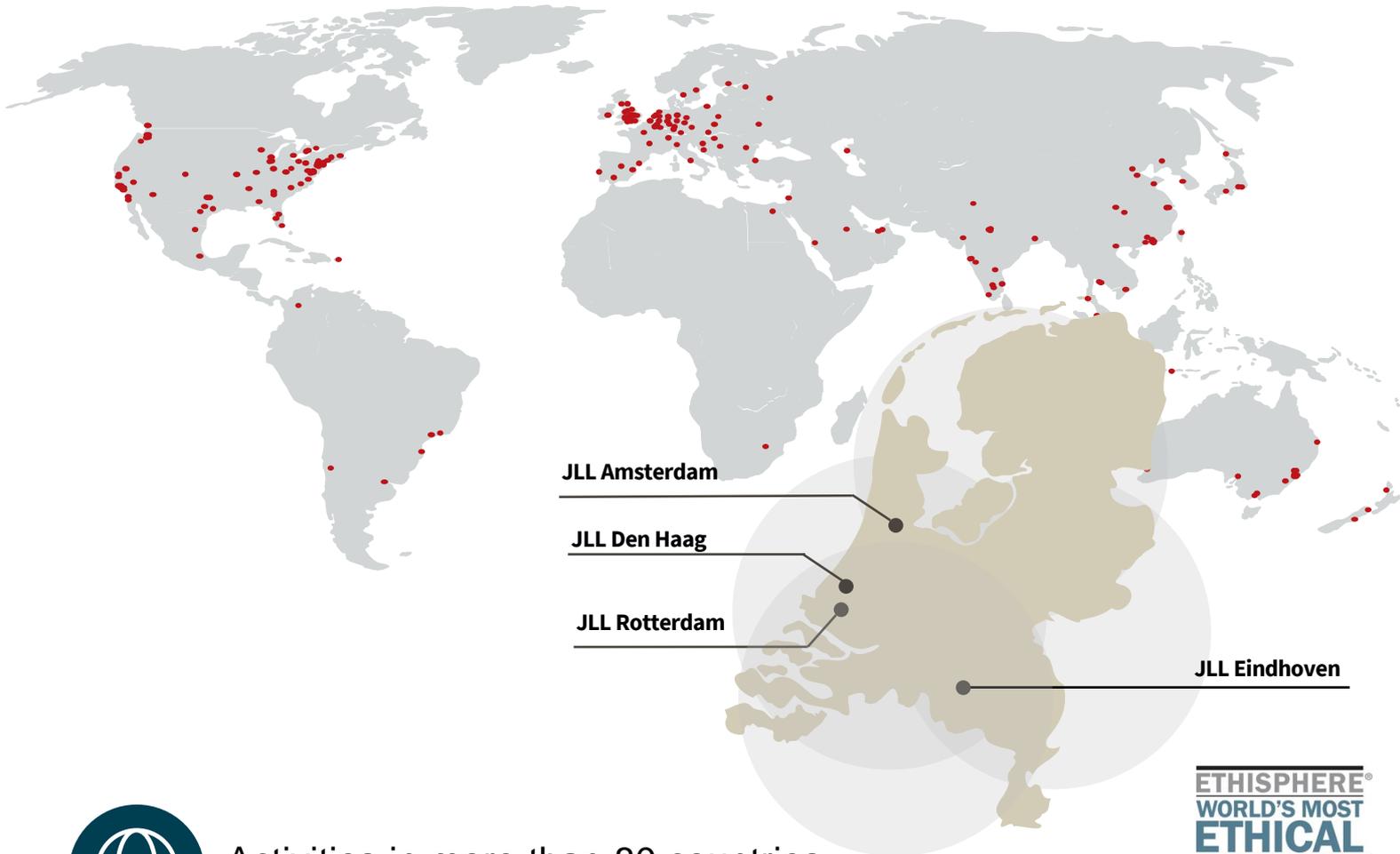


Floorplan 2nd – 8th floor (building C)



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