



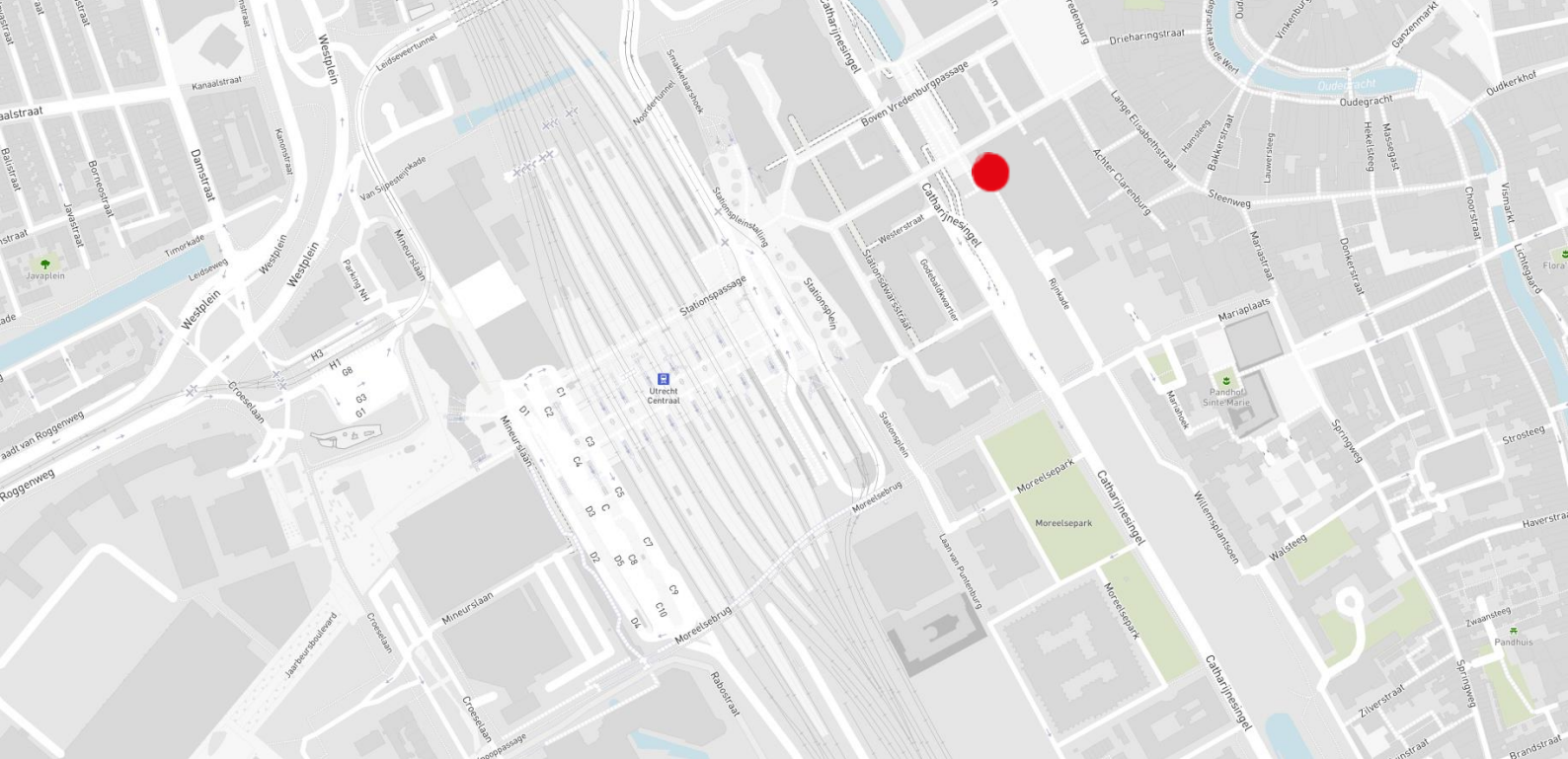
For Lease

‘The Cath’

Catharijnesingel 47
Amsterdam

jll.com

 **JLL** SEE A BRIGHTER WAY



Property Description

The impressive office building The Cath on the Catharijnesingel in Utrecht has been completely redeveloped to meet the contemporary needs and requirements of organizations and its employees. The wide staircases, eye-catching voids and abundant natural light give the building a light and welcoming character. Large floor areas are not hampered by a stereotypical layout, but invite customization. Food & Beverage facilities are harmonized with informal meeting spaces. The beautifully finished meeting rooms can be used flexibly. The Cath is a unique workplace in the heart of Utrecht where you can find the dynamics within a few meters, or work in peace.

Location

Catharijnesingel is the most central location in Utrecht. Catharijnesingel borders both the shopping center Hoog Catharijne and the historic center of Utrecht. The canal is being restored to its former glory and the redevelopment of Hoog Catharijne is almost complete. This will result in a completely redeveloped area with lots of facilities in the vicinity.

Available Spaces

The total floor area of the building is approximately 10,870 sq.m. l.f.a. The entire building is currently available for rent, divided as follows:

- Souterrain 437 sq.m. l.f.a
- Ground floor 582 sq.m. l.f.a
- 1st floor 1.331 sq.m. l.f.a
- 2nd floor 1.335 sq.m. l.f.a
- 3rd floor 1.403 sq.m. l.f.a
- 4th floor 1.404 sq.m. l.f.a
- 5th floor 1.253 sq.m. l.f.a
- 6th floor 1.253 sq.m. l.f.a
- 7th floor 1.089 sq.m. l.f.a

Total 10.087 sq.m. l.f.a



Accessibility

By car

The offices are easily accessible by car. There is a direct connection to the A2 motorway via Graadt van Roggenweg and Ds Martin Luther Kinglaan, and to the A12 via Beneluxlaan.

By public transport

Due to its location next to Utrecht CS, the properties are easily accessible by public transport. The central station is a maximum of 2 minutes walk from the shopping center.

Rent

To be determined

Parking

Parking spaces:

- 24/5 parking subscriptions: € 2,314.68 per space per year
- 24/6 parking subscriptions: € 2,507.64 per space per year
- 24/7 parking subscriptions: € 2,771.64 per space per year increased with VAT.

The rental prices have to be increased with VAT.

Service charges

To be determined.

Delivery level

- Fully renovated office building with contemporary character;
- Tall windows with playful voids;
- State of the art facade with natural light from both sides;
- Climate comfort class A;
- Energy label A;
- Completely renewed climate installations;
- High-quality finish with leveled floors and whitewashed walls;
- Cooling, heating and LED lighting incorporated in climate ceiling.

Facilities

- Two entrances; main entrance front with disabled access
- access and rear entrance from parking lot;
- Large flexible floor areas, easy to divide up for 2 or 3 users per floor;
- High quality finished elevators, stairs and toilets processed in the central core;
- Several roof terraces provide beautiful outdoor spaces for users;
- Reception area with informal seating;
- Grab & Go bar;
- Shared meeting facilities, available for rent by the day;
- Restaurant with combined lunch and work areas;
- Open zones that flow into each other through voids and double staircases;
- Possibility of facilitating a fully-serviced office with operator;
- Locker room with shower facilities;
- Electric shared cars and parking available for rental;
- Spacious bicycle storage



Lease term

In consultation.

Commencement date

1-1-2022.

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

Barthold van Hasselt

Head of Agency / Offices Utrecht

Barthold.van-Hasselt@eu.jll.com

+31 6 20 42 31 86



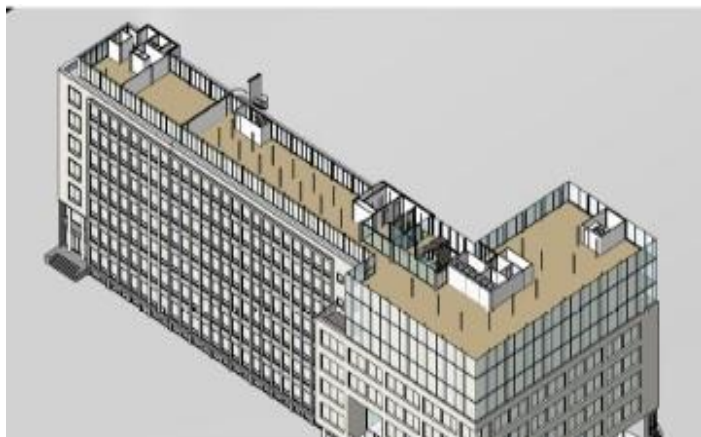
Bas Van Baalen

Office Agency Utrecht

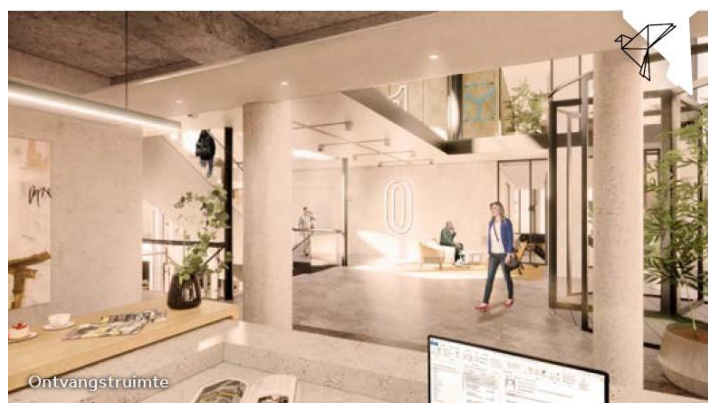
Bas.VanBaalen@eu.jll.com

+31 23 48 56 11





Photo's

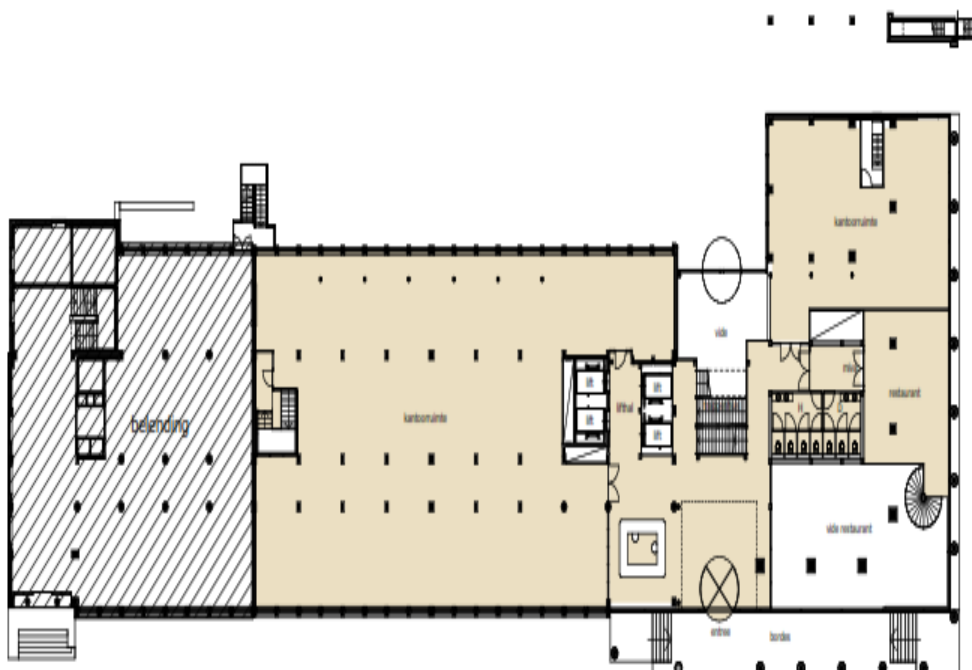


Floorplans

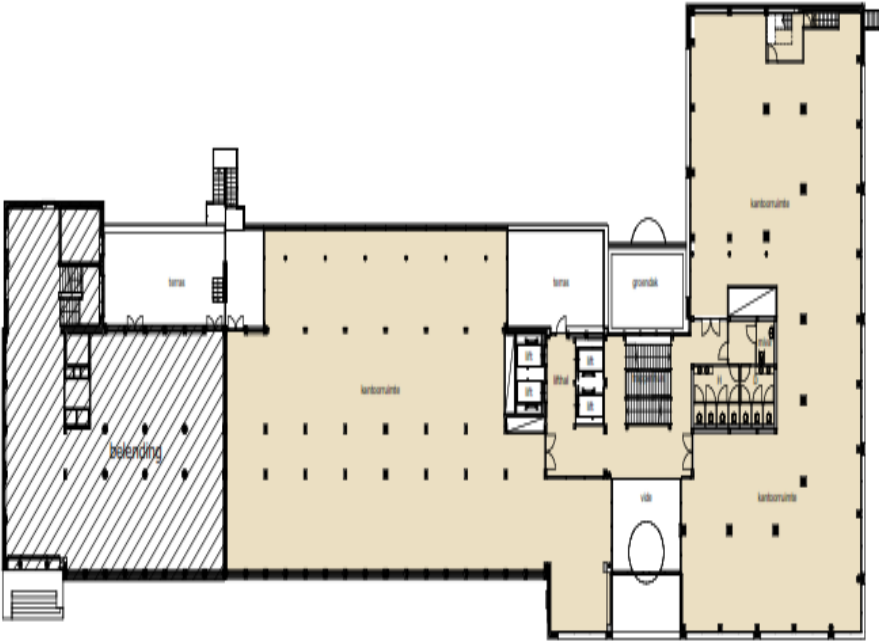
Souterrain



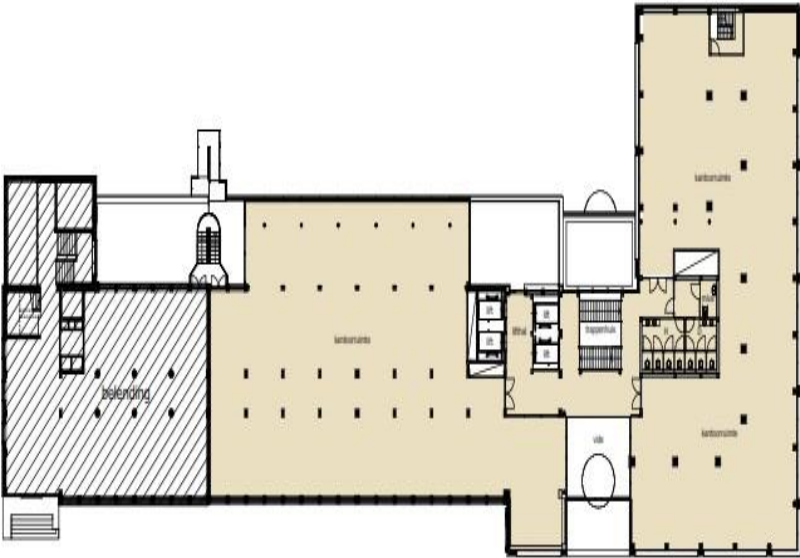
Ground floor



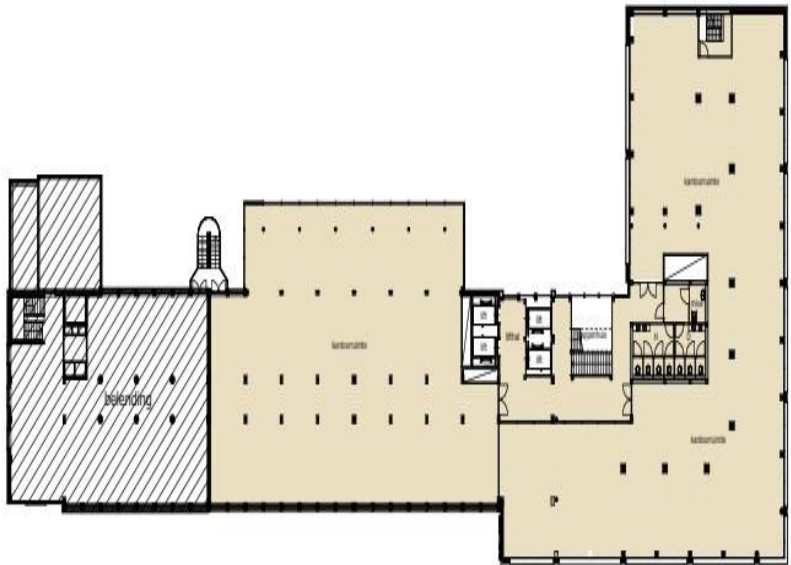
1st floor



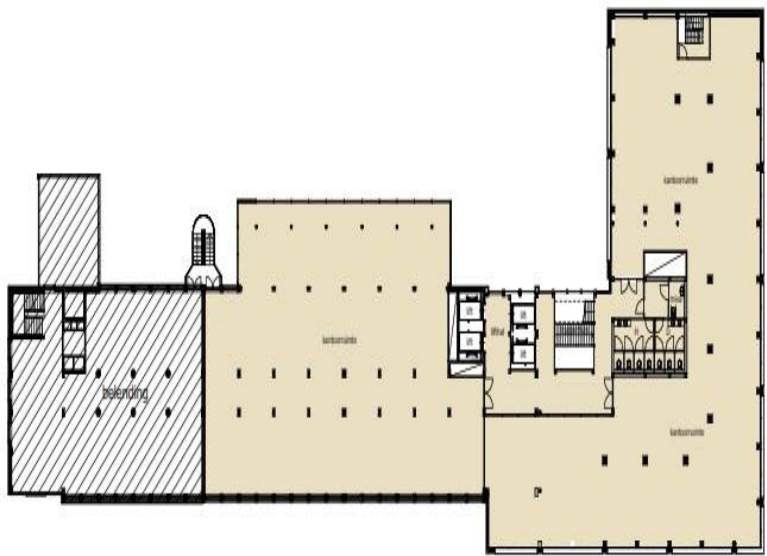
2nd floor



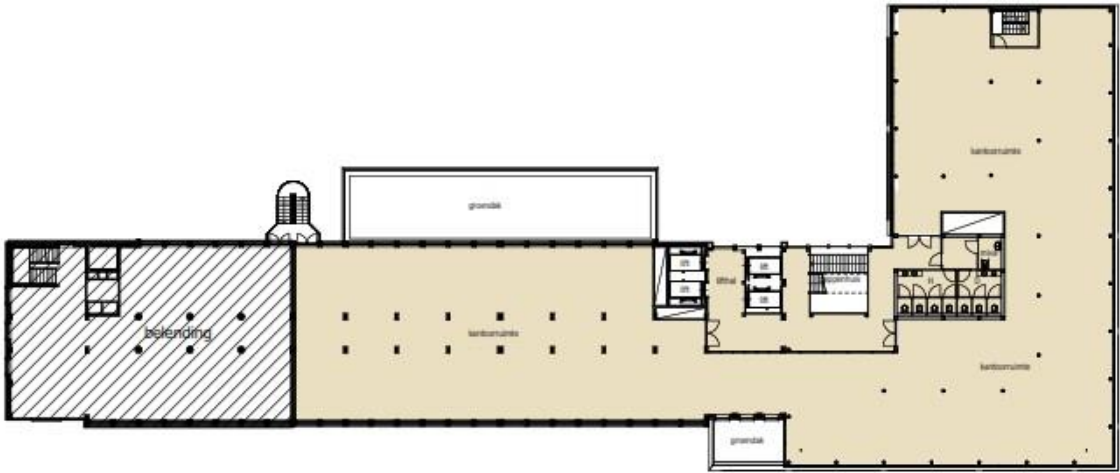
3rd floor



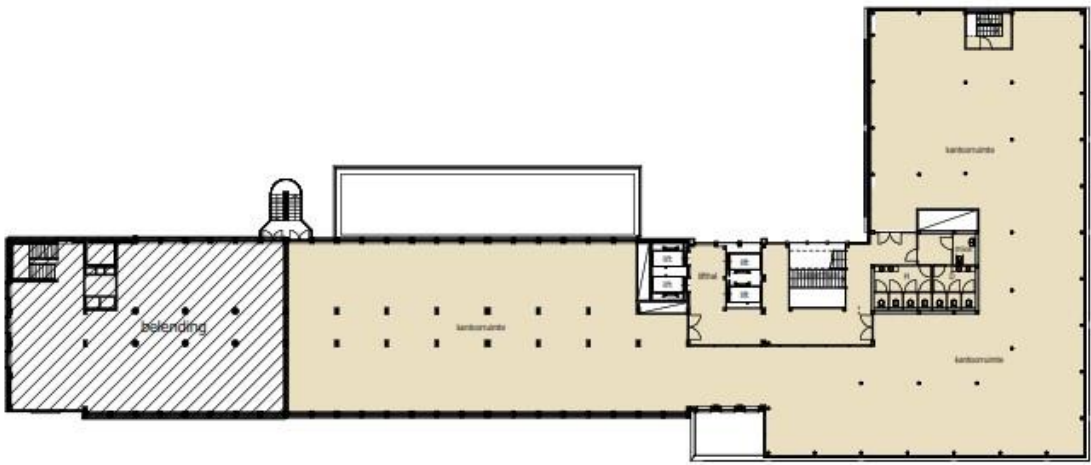
4th floor



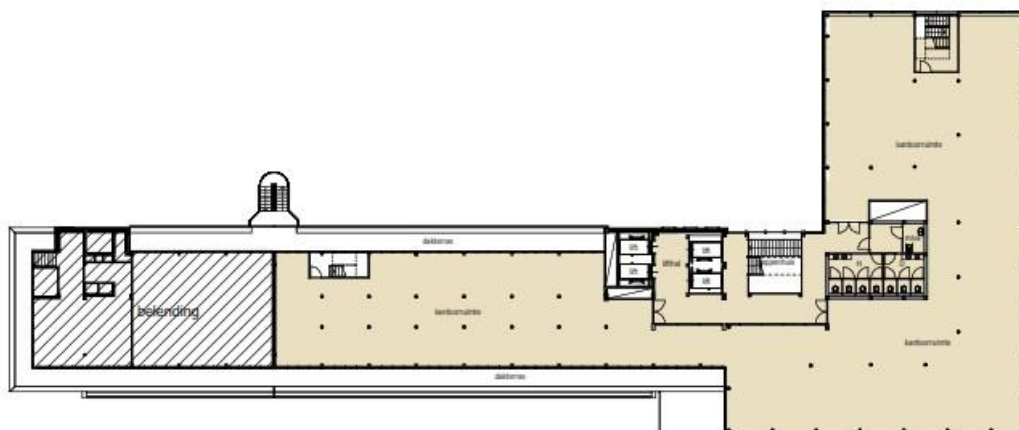
5th floor



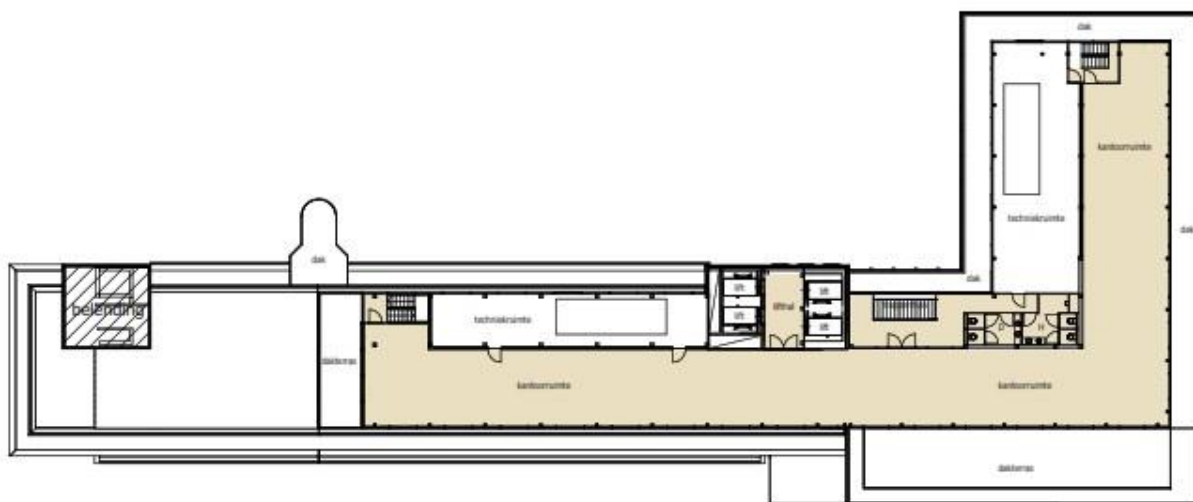
6th floor



7th floor

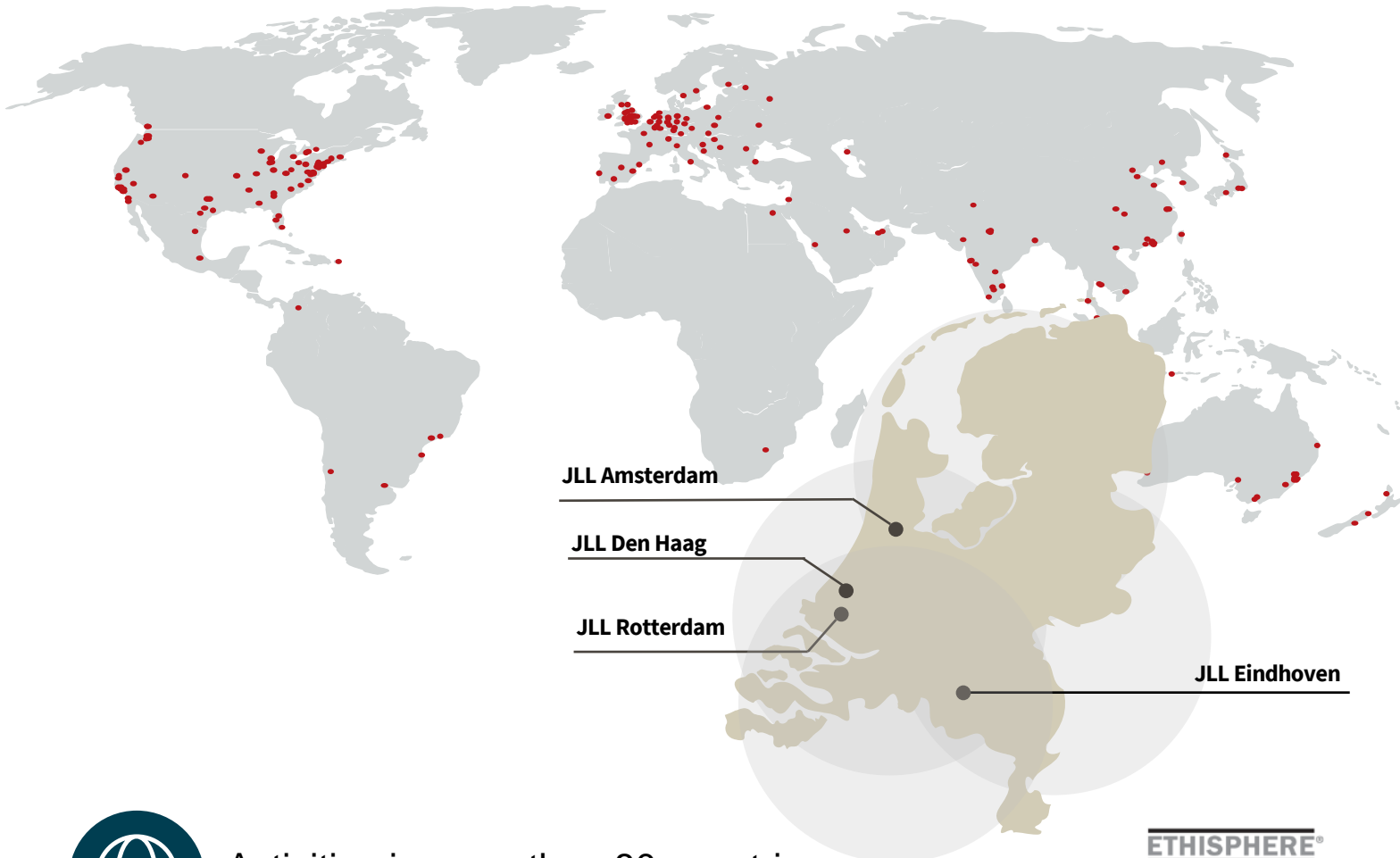


8th floor



About JLL

JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. JLL shapes the future of real estate for a better world by using the most advanced technology to create rewarding opportunities, amazing spaces and sustainable real estate solutions for our clients, our people and our communities. JLL is a Fortune 500 company with annual revenue of \$20.9 billion, operations in over 80 countries and a global workforce of more than 103,000 as of December 31, 2022. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.



Activities in more than 80 countries



103.000 colleagues worldwide



4 offices in the Netherlands, with a global mindset



180 professionals in The Netherlands

ETHISPHERE®
WORLD'S MOST
ETHICAL
COMPANIES®
2008 - 2022

FORTUNE
WORLD'S MOST
ADMIRER
COMPANIES® 2021

IAOP GLOBAL
OUTSOURCING100

ISO
9001
QUALITY
ASSURANCE

DISCLAIMER

©2023 Jones Lang LaSalle IP, Inc. All rights reserved. The information contained in this document is proprietary to Jones Lang La Salle and shall be used solely for the purposes of evaluating this proposal. All such documentation and information remains the property of Jones Lang LaSalle and shall be kept confidential. Reproduction of any part of this document is authorized only to the extent necessary for its evaluation. It is not to be shown to any third party without the prior written authorization of Jones Lang LaSalle. All information contained here in is from sources deemed reliable; however, no representation or warranty is made as to the accuracy thereof.

