

Address

Tokyostraat 27-33 (1175 RB) in Lijnden

General description

T27 (www.t27.nl) is a very high-quality and representative office building where you can rent your own office space or office on flexible terms from 20 m² to approximately 1,000 m². Located at a high-profile location directly on the A-9 motorway at the entrance to the Lijnden business park. There is also the possibility to rent furniture.

There are communal seating areas and pantries where tenants can gather to have a cup of coffee or lunch.

Approximately 1,600 m² of storage space is also available. The storage space is divided into 2 halls of about 600 m² and about 1,000 m².

Total available surface area

Business premises : 1,600 m² v.v.o.

Office space : 1,500 m² v.v.o.

Rent

- Premises € 95,- m² /year, to be increased with VAT and service costs;
- Office space € 150,- m² /year, plus VAT and service costs;
- Parking € 500,- per parking space/year, plus VAT.

Service costs

Business premises: € 15,- per m² /year plus VAT for maintenance and consumption of water, gas and electricity of the leased property.

Office space: € 50,- per m² /year plus VAT for maintenance and consumption of water, gas and electricity of the leased property.

All on the basis of advance payment with annual settlement of actual costs

Available from 1 August 2024

Of the 49 units, 13 are still available.

1^o floor Tokyostraat 27

Unit	M ² v.v.o.	Rent	Service costs	Total per month, ex VAT
2 G and H	69	€ 863	€ 288,-	€ 1.151,-
2 J	95	€ 1.188,-	€ 396,-	€ 1.584,-

2 K	104	€ 1.300,-	€ 434,-	€ 1.734,-
2 N	71	€ 888,-	€ 296,-	€ 1.184,-

2^e floor Tokyostraat 27

Unit	M ² v.v.o.	Rent	Service costs	Total per month, ex VAT
3 A,B,C	171	€ 2.138,-	€ 713,-	€ 2.851,-

4^e floor Tokyostraat 27

Unit	M ² v.v.o.	Rent	Service costs	Total per month, ex VAT
4 D	78	€ 975,-	€ 325,-	€ 1.300,-

3^e floor Tokyostraat 33

Unit	M ² v.v.o.	Rent	Service costs	Total per month, ex VAT
3 I	264	€ 3.300,-	€ 1.100,-	€ 4.400,-
3 J	33	€ 413,-	€ 138,-	€ 551,-
3 K	72	€ 900,-	€ 300,-	€ 1.200,-

4^e floor Tokyostraat 33

Unit	M ² v.v.o.	Rent	Service costs	Total per month, ex VAT
4 G/H/I/J	161	€ 2.500,-	€ 671,-	€ 3.171,-
4 K	32	€ 400,-	€ 134,-	€ 534,-
4 N	65	€ 813,-	€ 271,-	€ 1.084,-
4 O/P/Q	128	€ 1.600,-	€ 534,-	€ 2.134,-

Prices for furniture on request
 All above unit prices plus VAT.

Delivery

The office units are delivered with:

- flooring;
- grand entrance;
- meeting cash;
- lift;
- internet;
- fibreglass;
- fixed lighting incorporated in suspended ceiling;
- general toilets on each floor;
- general pantry;
- general meeting area with seating;
- mechanical ventilation and top cooling;
- windows to be opened where present;
- access control with barrier;
- cable ducts.

Business space

- clear height approx. 8 metres;
- floor load on ground floor approx. 1,500 kg/m² ;
- power current;
- concrete floor;
- draught lock;
- 3 overhead doors
- fixed LED light fixtures;
- fire reel(s) and fire extinguisher(s);
- fire alarm system;
- heating via warm air intake and coil;
- possibility of renting contiguous office space.

Zoning plan

- Badhoevedorp, Lijnden Oost;
- function designation business up to category 3.1;
- maximum building percentage 60%;
- maximum building height 12 metres.

Parking

There are 69 parking spaces on the parking deck. A parking space costs € 500.00 per year plus VAT.

Accessibility

The office is located directly at the A-9 Lijnden A-9 and A-5 exit with connections to Haarlem, Schiphol and Amsterdam. Also easily accessible from Amsterdam West via the S-109. There are several bus stops to travel by public transport directly to Schiphol Airport or other local destinations.

Rent payment

Per month in advance.

Lease term

From 2 years.

Destination

Office and parking.

Completion

By arrangement.

Access

24/7.

Rent adjustment

The rent shall be adjusted annually, for the first time 1 year after the commencement date, based on the price index figure according to the consumer price index (CPI) series CPI All Households (2015=100) published by Statistics Netherlands (CBS).

Notice period

6 months.

VAT

Tenant declares that its activities permanently consist 90% or more of VAT-taxed services.

Lease

Based on the model office space and other business premises within the meaning of Section 7:230a of the Dutch Civil Code, as adopted by the Council of Real Estate Affairs (ROZ) in February 2015, supplemented by special provisions of the lessor.

Security**deposit**

A deposit equal to 3 months' rent and service costs, plus VAT. No interest will be paid on any deposit.

End of rental agreement

Upon termination of the lease, the lessee shall return the leased property completely empty and vacated, swept clean, without defects and without additional building and installations fixtures and fittings, in the same condition except for normal wear and tear in which the leased property is currently accepted. All this in its original state as recorded in a report of completion.

Adjustments/renovations to leased property

If the tenant is going to remodel/adapt the rented property, he must, before the landlord grants permission, submit proper drawings and structural calculations of the intended work, showing in particular the consequences thereof for the shell.

Insurance

Any further requirements by government, municipal or insurance authorities with a view to fire protection regulations, noise protection regulations, etc. shall be borne by the tenant. Regulations required by the insurance company with regard to the leased property shall be carried out and paid by the tenant.

Hemp nurseries/drug laboratories etc.

It is prohibited to set up or maintain a hemp farm/drug laboratory etc. This under penalty of immediate reporting to the police by the lessor and termination of the rental agreement. All costs resulting from this will be borne entirely by the lessee.

Landlord's reservation

This letting is made under the express condition of:

- owner's approval.

Why rent?

Business park Lijnden, located in the province of North Holland, is an attractive location for companies looking for a strategic base in one of the Netherlands' most dynamic economic regions. Here is a description of the features and benefits of this promising business destination:

1. Central location

Business park Lijnden is conveniently located in the Randstad, one of the most densely populated and economically active regions in the Netherlands. It is close to Amsterdam, Haarlem and Schiphol Airport, making it easily accessible from the Netherlands' main business and urban centres.

2. Excellent accessibility

The site is well connected to the national motorway network, with direct access to the A9 and A5 motorways. This allows companies to do business quickly and efficiently, both nationally and internationally.

3. Proximity to Schiphol Airport

For companies with international interests, the proximity of Schiphol Airport offers unparalleled advantages. This makes it easy to arrange international business trips and to import and export goods worldwide.

4. Corporate facilities

Lijnden business park is well equipped with modern facilities and amenities, including office spaces, distribution centres and production units. This makes it suitable for businesses of different sectors and sizes.

5. Green and natural environment

Despite its business-like character, Lijnden Business Park is surrounded by beautiful natural landscapes, including green fields and waterways. This creates a pleasant working environment for employees.

6. Sustainability

More and more companies are focusing on sustainability, and Lijnden Industrial Estate is no exception. Many companies in the area are taking measures to promote environmentally friendly practices.

7. Future growth potential

The Randstad remains a hotspot for economic growth in the Netherlands, and Bedrijventerrein Lijnden benefits from this dynamism. Companies establishing themselves here have access to a large and growing market potential.

Whether you are a start-up looking for a strategic location or an established company looking to expand its operations, Bedrijventerrein Lijnden offers an ideal mix of location advantages and business opportunities. It is a hub of economic activity and growth in the heart of North Holland.

Reservation Yield Real Estate

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Privacy & Wwft

Tenant, in the context of this rental, expressly declares in advance:

- consent to the processing of its data in accordance with the Yield Real Estate Privacy Statement, as well as;
- provide its full and unconditional cooperation in all possible necessary investigations based on applicable laws and regulations, including at least the Wwft.