

TO LET
PRINSES BEATRIXLAAN 582
'WORLD TRADE CENTER THE HAGUE'



- **Approximately 6,691 sq.m. office space + P**
- **Rental price: from € 200,- per sq.m. per annum, excl. VAT**
- **Good accessibility**
- **Situated in 'Beatrixkwartier'**

CONTACTS

NDRP Real Estate
Verlengde Tolweg 2a
2517 JV DEN HAAG

info@ndrp.nl
070 - 375 75 75

Description of the building

General

WTC The Hague is a modern designed office space in an explicit office building, which is part of a dynamic and multifunctional complex. The Building consists approx. 60,000 sq.m. office space, a four star hotel (with 200 rooms), 200 luxury apartments as well as a double layered underground parking garage for approx. 1,000 cars. The aim of WTC The Hague is to translate the demands and requirements of the final users into the building, the location and the surroundings. The mixed-use character of living, working and recreation environment is the basic principle of WTC The Hague. To meet this principle there are several functions offered such as 7 days a week 24 hours security (the building is accessible 7 days a week 24 hours a day), four star NH Hotel, Healthcentre (open from 7:00 am till 10:00 pm), restaurants and a conference and business centre. For tenant it is possible become a member of the WTC The Hague Business Club. There is also a possibility to book small and large meeting rooms in the congress center.

The following services are offered:

- audio- visual supplies;
- vending machines;
- securities;
- florist;
- catering services;
- chauffeurs- and taxi services;
- bicycle lend service;
- flexible storage of goods;
- office supplies / devices;
- hair dresser;
- child care;
- courier service;
- pc- specialist service;
- reception services;

Address

WTC The Hague, Prinses Beatrixlaan 582 (2595 BM) The Hague.



Floor area

A total of approx. 6,691.4sq.m. is available for rent, divided as follows:

Tower C		
C07.01 en C07.02	830.4 sq.m.	Per 1 July 2025
C09.02	359.3 sq.m.	Immediately
C11.01	465.0 sq.m.	Immediately
C12.02	387.0 sq.m.	Per 1 October 2024
Tower E		
E01.01 (+ E01.04)	620.3 sq.m.	Immediately
E05	1,109.8 sq.m.	Immediately
E7.02	240.4 sq.m.	Immediately
E08	1,109.8 sq.m.	Immediately
E10.02	239.9 sq.m.	Immediately
E11.01	1,093.0 sq.m.	Immediately
E22.02	236.5 sq.m.	Immediately
Total	6,691.4 sq.m.	

The above mentioned floor area is in accordance with a NEN 2580 measurement report.

Parking

Parking ratio of 1 parking space per 100 sq.m. of office space.

Cadastral data

Municipality: 's-Gravenhage
 Section: R R
 Number: 13627
 Size: 1 ha 53 a 90 ca
 Description: ACTIVITY (OFFICE)

Rental price

Rental price

The lease price for office space and for parking places:

Tower C	Per sq.m. per annum
C07.01 en C07.02	€ 220,-
C09.02	€ 220,-
C11.01	€ 230,-
C12.02	€ 230,-
Tower E	Per sq.m. per annum
E01.01 (+ E01.04)	€ 200,-
E05	€ 230,-
E7.02	€ 220,-
E08	€ 220,-
E10.02	€ 240,-
E11.01	€ 240,-
E22.02	€ 250,-

Parking space

€ 2,500 per space per annum, excl. of VAT.

The above-mentioned prices must be increased with the legally owed VAT.

VAT status

The rental price will be subject to VAT. If a rent subject to VAT cannot be opted for, the above mentioned rental prices will be increased by an amount yet to be determined on a later date.

Service charges

€ 90,- per sq.m. per annum, excl. of VAT as an advance payment for supplies and services. Annually the costs will be adjusted retrospectively.

Indexation

The rent will be indexed annually in accordance with the consumers price index as published by the Central Bureau for Statistics (CBS) in The Hague (2006=100).

Rent payment

Quarterly in advance.

Facilities:



For more information, please refer to the website of WTC The Hague: www.wtcthehague.com.

Rental information

Rental period

5 (five) years with extension periods of 5 (five) years.

Delivery level

- The office space will be delivered with high quality facilities including amongst others:
- column free units;
- layout basis of an building grid of 1,8 m;
- permitted floor load of 4,0 KN/ sq.m.;
- sound-insulating and solar-control glazing;
- manned reception desk, in the central hall you will also find an ATM;
- 8 elevators and 1 parking elevator (lifting capacity from 1,000 kg until 1,800 kg);
- window cleaning installation;
- luxury toilet blocks on each floor and cleaner's cupboard with sink;
- temperature is regulated per rentable office space;
- ventilation- and air installation is present at each office;
- central regulation of cooling with internal cooling system of 39 W/ sq.m.;
- monitor friendly lightning in the offices (offering 400 Lux);
- fire detection system connected to the communications room;
- sprinkler system;
- cable ducts with three compartments (telephone, data and electricity).

Availability

Immediately.

Bank guarantee

A bank guarantee of three months' rent, increased by service charges and VAT, must be settled by an acknowledged Dutch banking institution.

Lease agreement

Standard R.O.Z. lease agreement, model 2015.

Location and accessibility

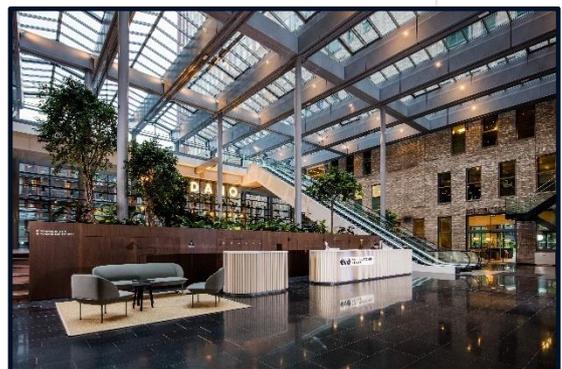
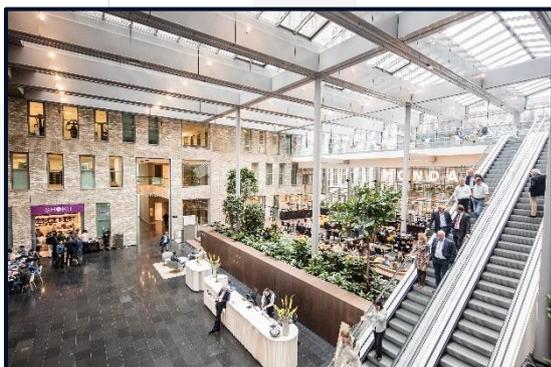
Location

WTC The Hague is located in the heart of the Central Business District (CBD) Beatrixkwartier at the corner of the Schenkkade and the Prinses Beatrixlaan in The Hague.

At the ground floor several commercial facilities are located: existing of approx. 1,250 sq.m. health centre and approx. 700 sq.m. catering (Coffee Company, Nhube and NH Nice) and shops. Several companies, such as PwC, Deutsche Bank, NH Hotels and The Tax Authorities are already situated in the building.

The Beatrixkwartier is part of The Hague New Center.

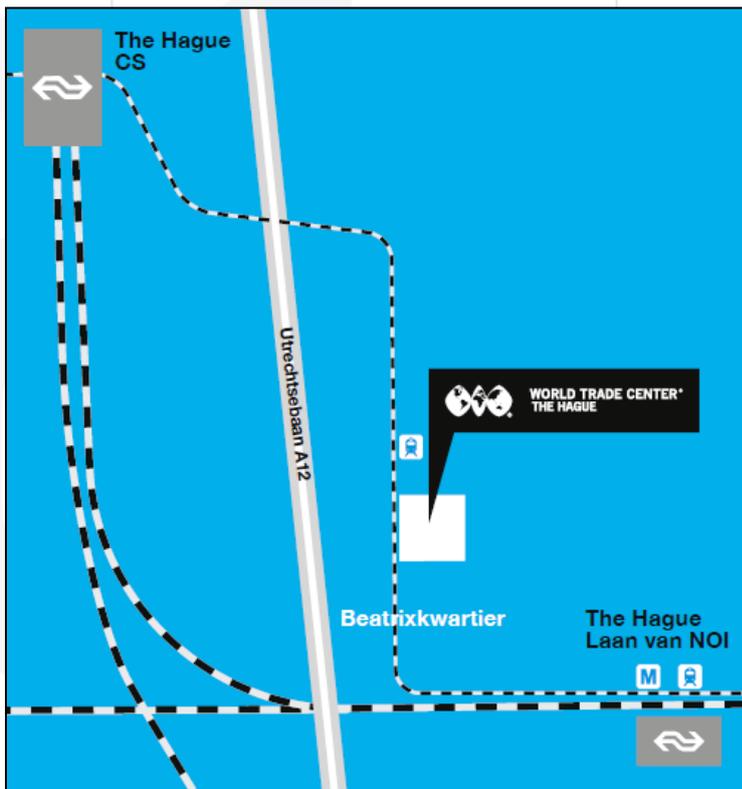
Further information: www.dhnc.nl.



Accessibility

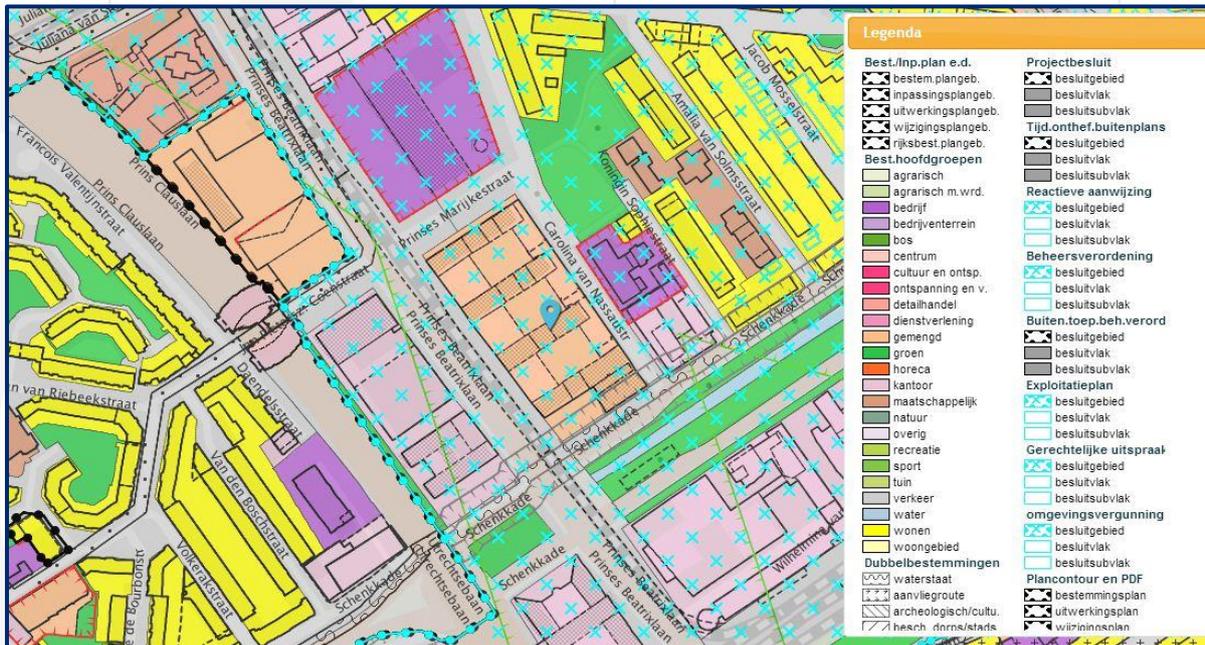
Within one driving minute there is an access to the national highway A12.

The "Randstadrail" is a fast rail connection that connects the city centres of The Hague, Rotterdam and Zoetermeer. The station of the Randstadrail is located at the Beatrixlaan in front of WTC The Hague.



Additional information

Zoning plan



Energy label

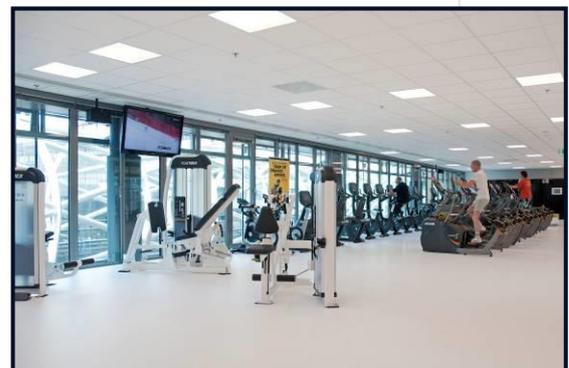
The office space has an Energy label A.

Commission

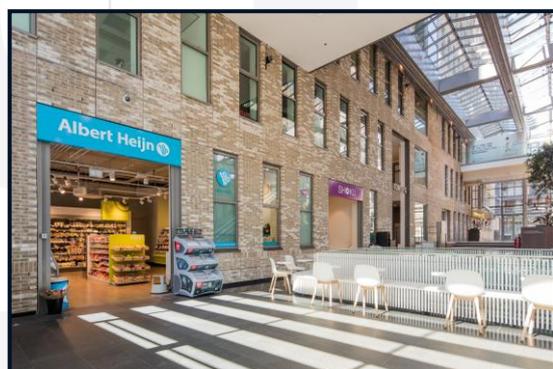
There is no commission payable if a transaction takes place through the intermediary services of NDRP Real Estate.

We have taken due care in preparing the above information. For correctness of this information, we accept no responsibility whatsoever. The information is only designated for the addressee and without obligation as an invitation to enter into negotiations. By courtesy we enclose this translation as an explanation of the Dutch version. The Dutch version is legally valid.

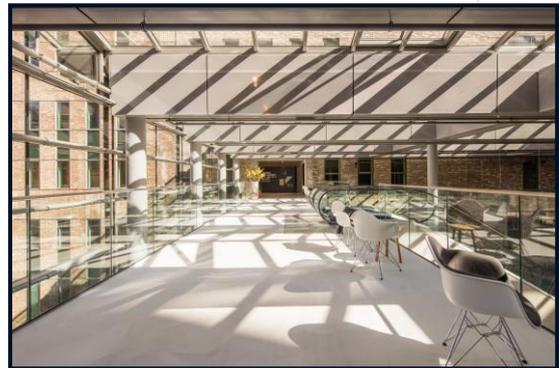
Pictures



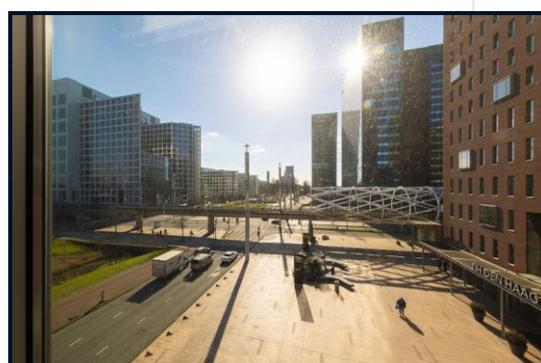
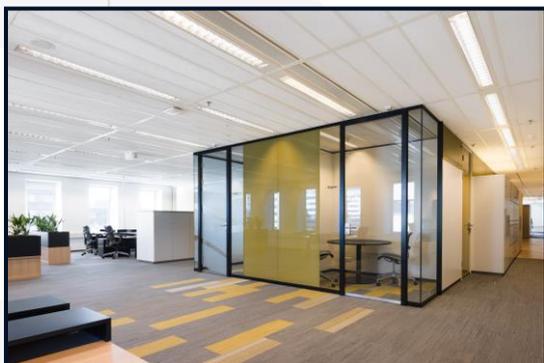
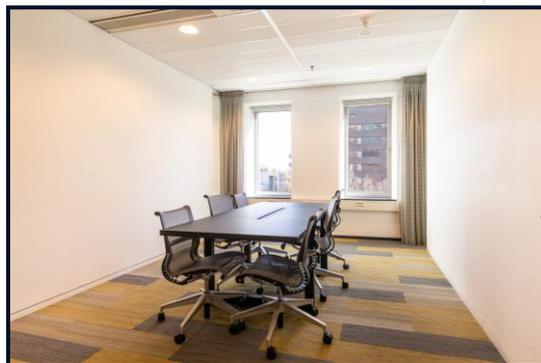
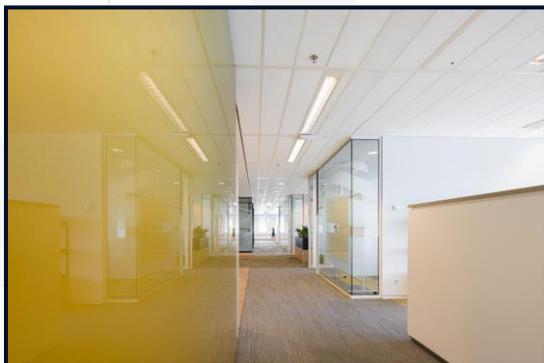
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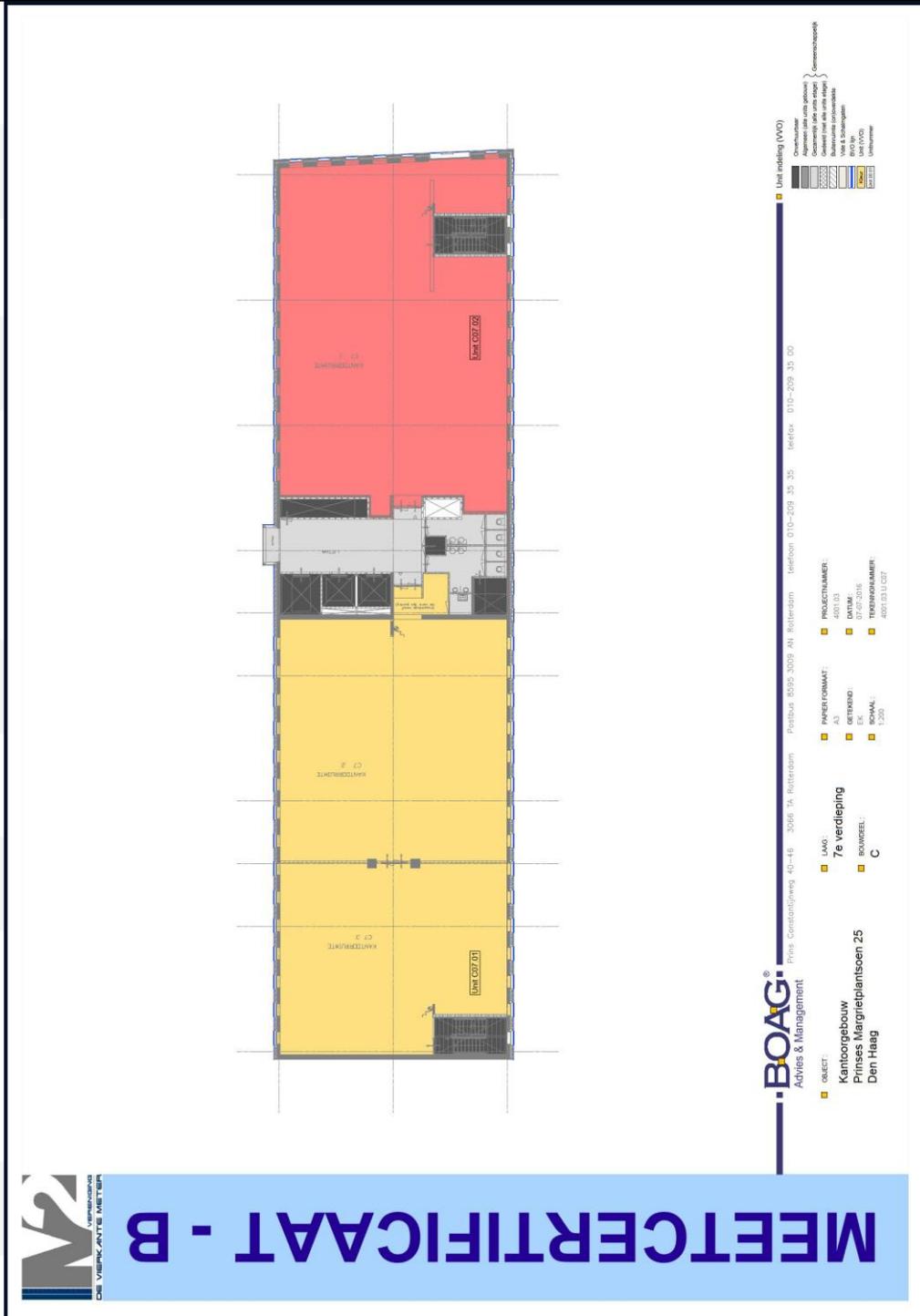
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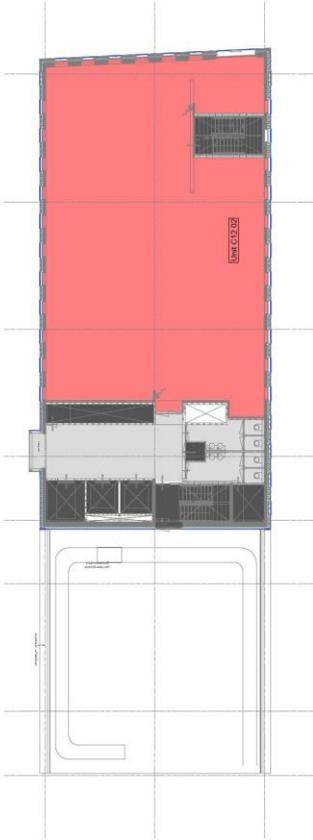
Pictures Tower E - 1e floor



Floor plan Tower C – 7th floor



Floor plan Tower C – 12th floor



BOAG[®]
Advies & Management
Postbus 3593, 3009 AN Rotterdam telefoon 010-209 35 35 textfax 010-209 35 00

object:
Kantoorgebouw
Prinses Margrietplantsoen 25
Den Haag

locatie:
12e verdieping
Bouwnummer: C

projectnummer:
 2005.03
 07-02-2016
 2005.03

prestatieniveau:
 A3
 BREEAM
 1.2.1

unit meting (VVO):
 Algemeen gebruiksoppervlakte
 Overdekt oppervlakte
 Overdekt oppervlakte met
 vloer & plafonds
 Overdekt oppervlakte met
 vloer
 Overdekt oppervlakte met
 vloer (VVO)
 Overdekt oppervlakte met
 vloer (VVO)

MEETCERTIFICAAT - B

M2
CONSTRUCTIE & VERBODEN

Floor plan Tower E – 10th floor



