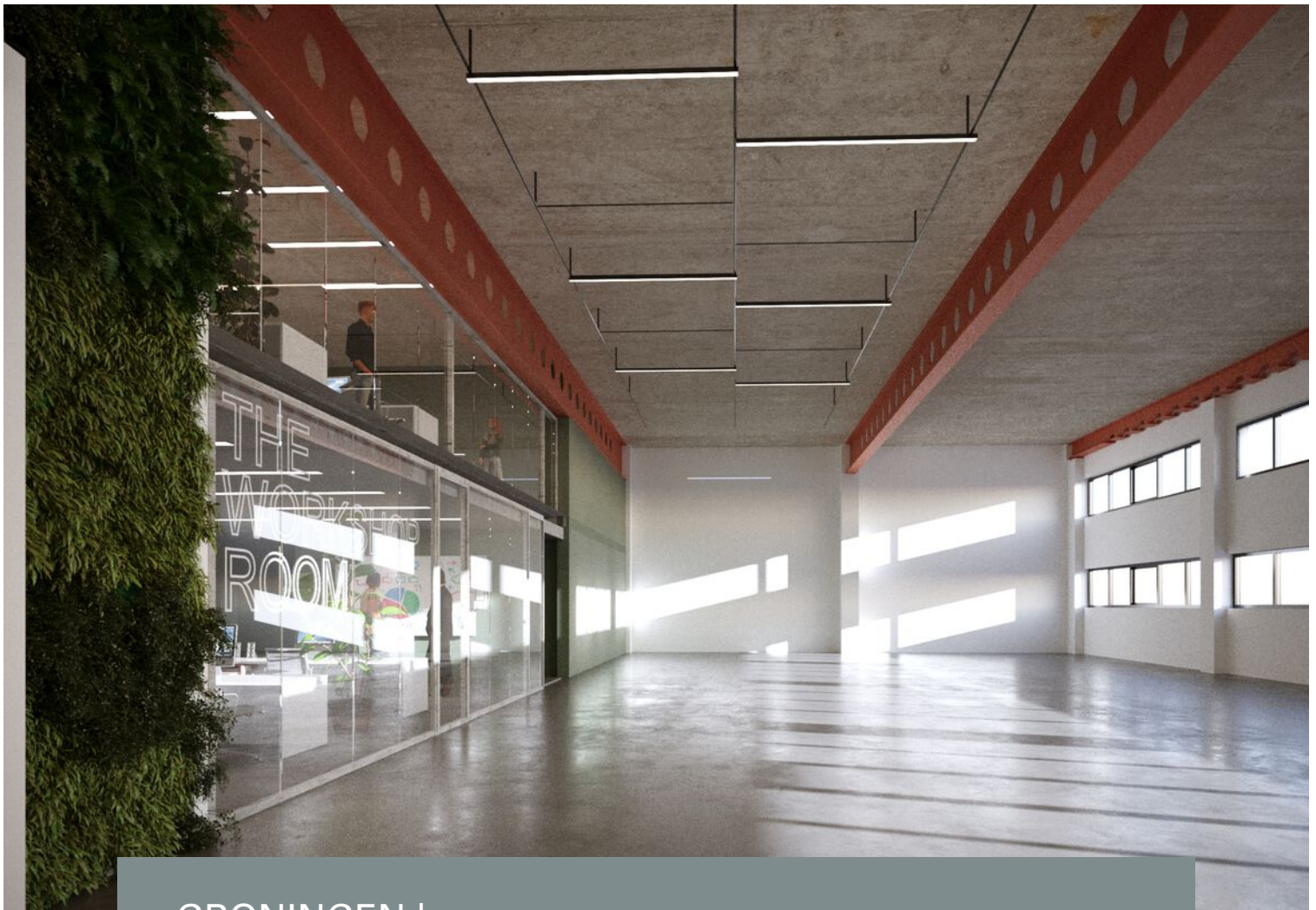


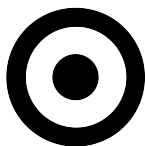
Office space

For rent



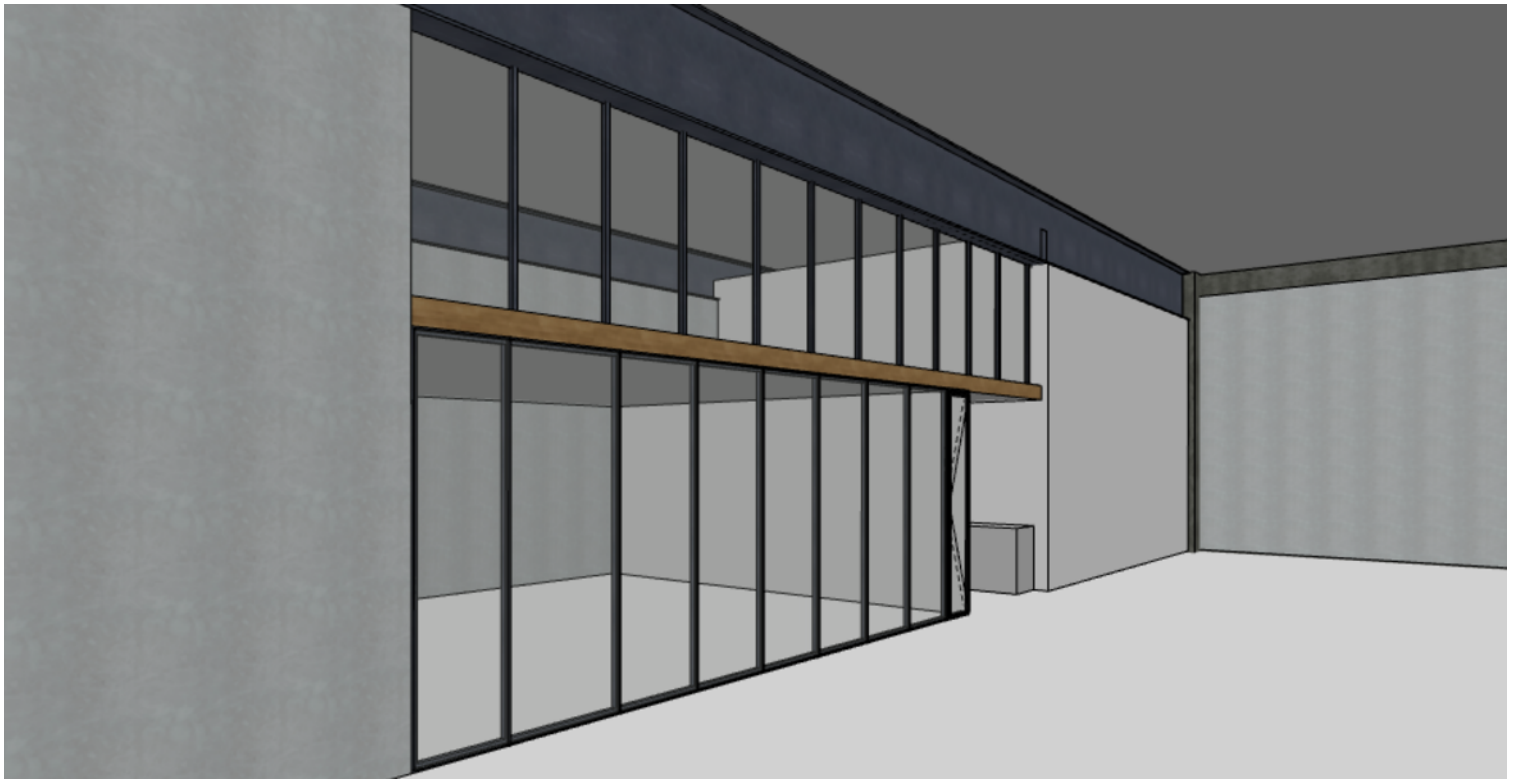
GRONINGEN | Neutronstraat 7 -20

€ 42.900,- per year (excl. VAT)



**tijssen
&vos**

makelaardij | taxaties | advies



Information:

General information:

The space is located and part of an former industrial printing plant, and now houses a variety of interesting and creative companies such as Noisia, Verhulst Visuals, Diepzeekonijn (deepsearabbit), WERC collective, Gymbites and many more. The building has two floors and contains in total about 5.000 m², and provides parking space around the building.

Location and accessibility:

The business area "Hoendiep is a small industrial park laying next to the ring road, in between residential, sport and leisure areas. The area is easily accessible thanks to its short distance to the Dutch railways, main station of Groningen. From here there are fast connections to Groningen Airport, Schiphol Airport, and cities like Amsterdam, Rotterdam, Leeuwarden and The Hague, among others. Accessibility by car is also good. Within a minute you are on the ring road.

In the area and about Groningen:

The office is close to a variety of well known companies and institutions such as the University of Groningen, the Hanze University of Applied Sciences, the UMCG (University Medical Center Groningen). But Groningen also is a breeding ground for start- and scale up companies in tech, research and development. In the last few years, many companies were nominated for prestigious prizes like the Technology Fast50 and FD Gazelle Awards. Close to Groningen the largest sea-port in the North of the Netherlands keeps on growing, and now houses companies like Google, DroneQ, Siemens Gamesa and Mitsubishi power Europe.

Delivery level:

- entrance with intercom doorbell;
- shared utilities near the space entree;
- (new) kitchen with built-in equipment (dishwasher/refrigerator);

- (partial) 60 m² floor;
- airconditioning and heating units;
- fuse box;
- cable internet connection (fiber optionally).

Parking:

The office has two own parking spaces on the terrain around the building, and also, parking on public areas is allowed in the neighbourhood.

On the terrain also

Lease term:

By mutual agreement. Please inquire about the possibilities.

Rental price:

€ 42.900,- (excl. VAT), based on € 110,- m²/year x 390 m².

Office space priced in Groning vary between € 85 and € 250 euro per square meter.

The most basic, far away from the city center in industrial area's are the cheapest office meters, and city center, old and characteristic offices are the most expensive.

Rent adjustment:

annually, for the first time 12 months after the

rental commencement date, the rent will be adjusted to the increase in the Consumer Price Index Figure (CPI), All Households series (2015=100), as published by Statistics Netherlands.

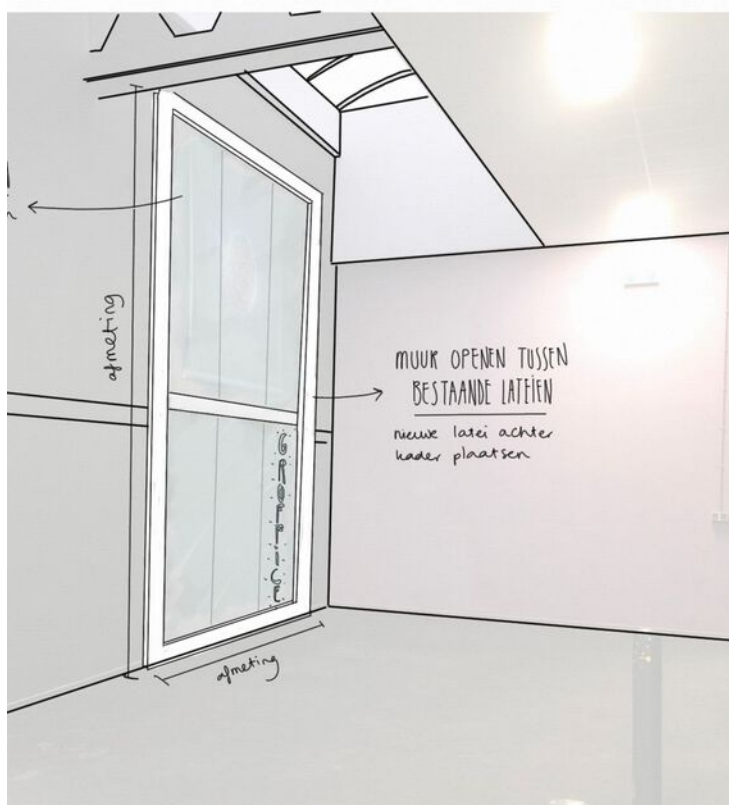
Deposit:

upon signing the rental agreement, the tenant will hand over to the landlord a deposit amounting to three months' rental obligation, including a compensation equivalent to the VAT due in the future. (or the VAT compensation). No interest is paid by the lessor on a deposit.

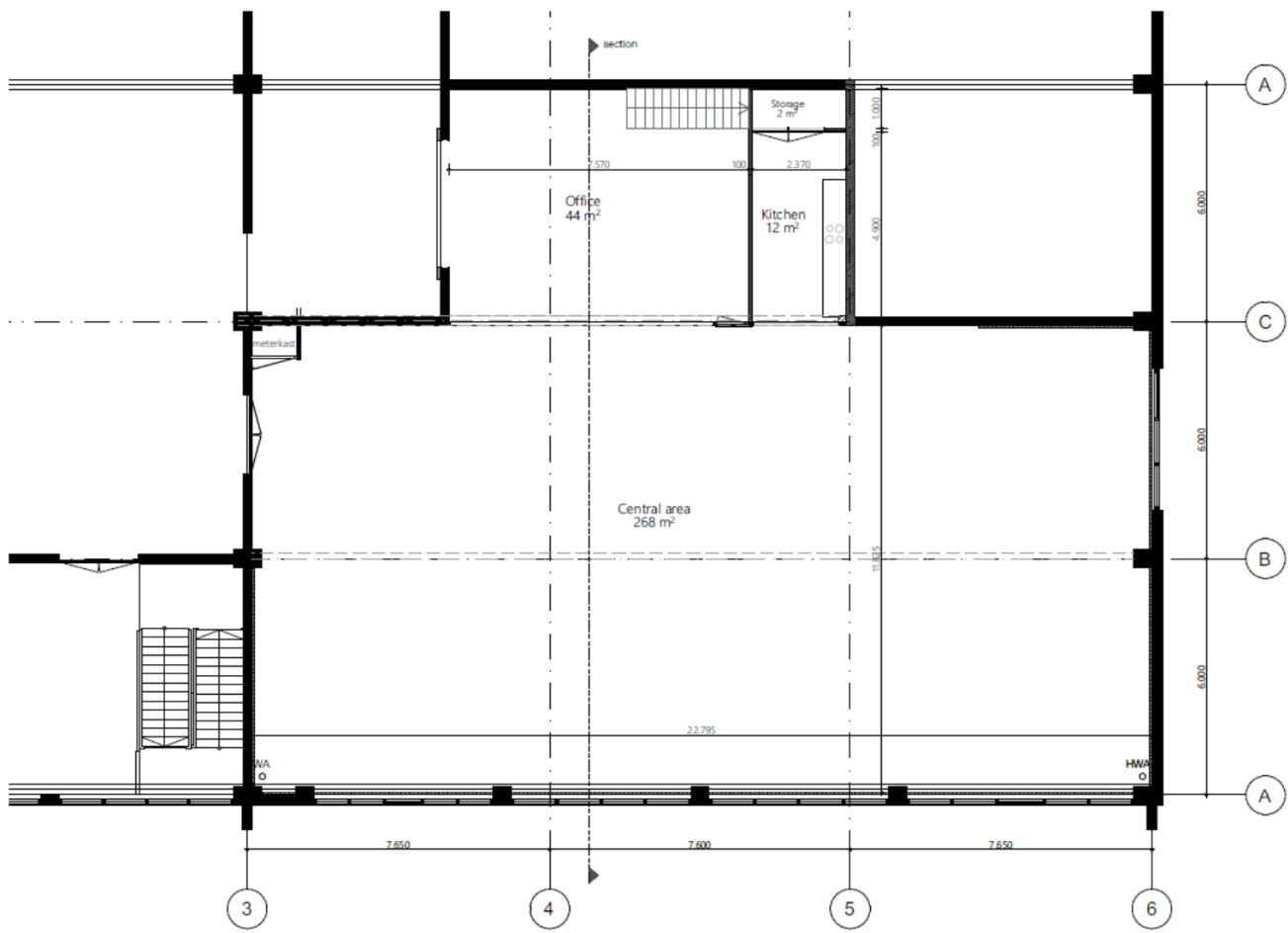
N.B. Depending on the creditworthiness of the tenant, the landlord can set additional conditions with regard to the security.

Rental agreement:

if the parties come to an agreement, the main rental conditions will be contained in a standard ROZ rental agreement ex Article 7:230a of the Dutch Civil Code (version 2015) adapted to the requirements and wishes of the lessor.

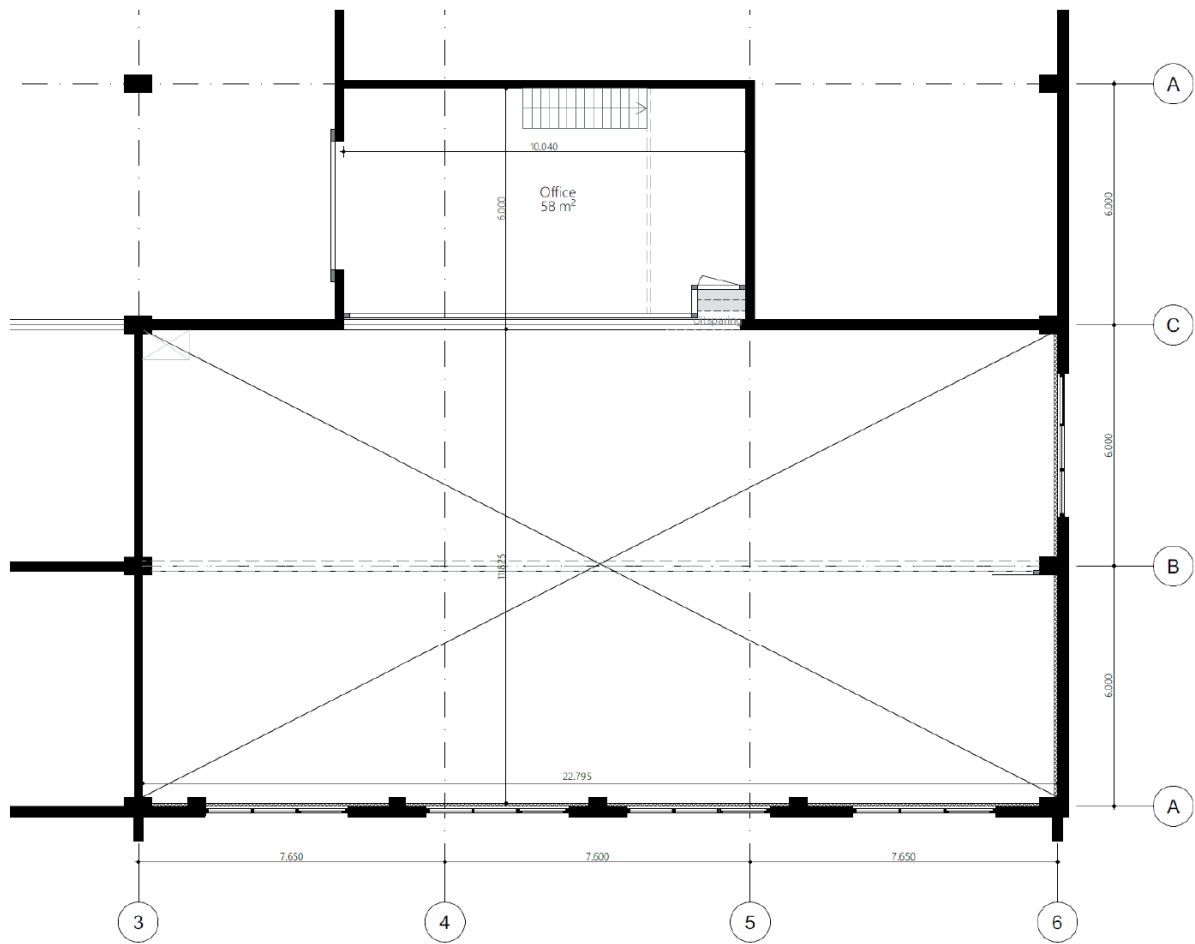


Floorplan



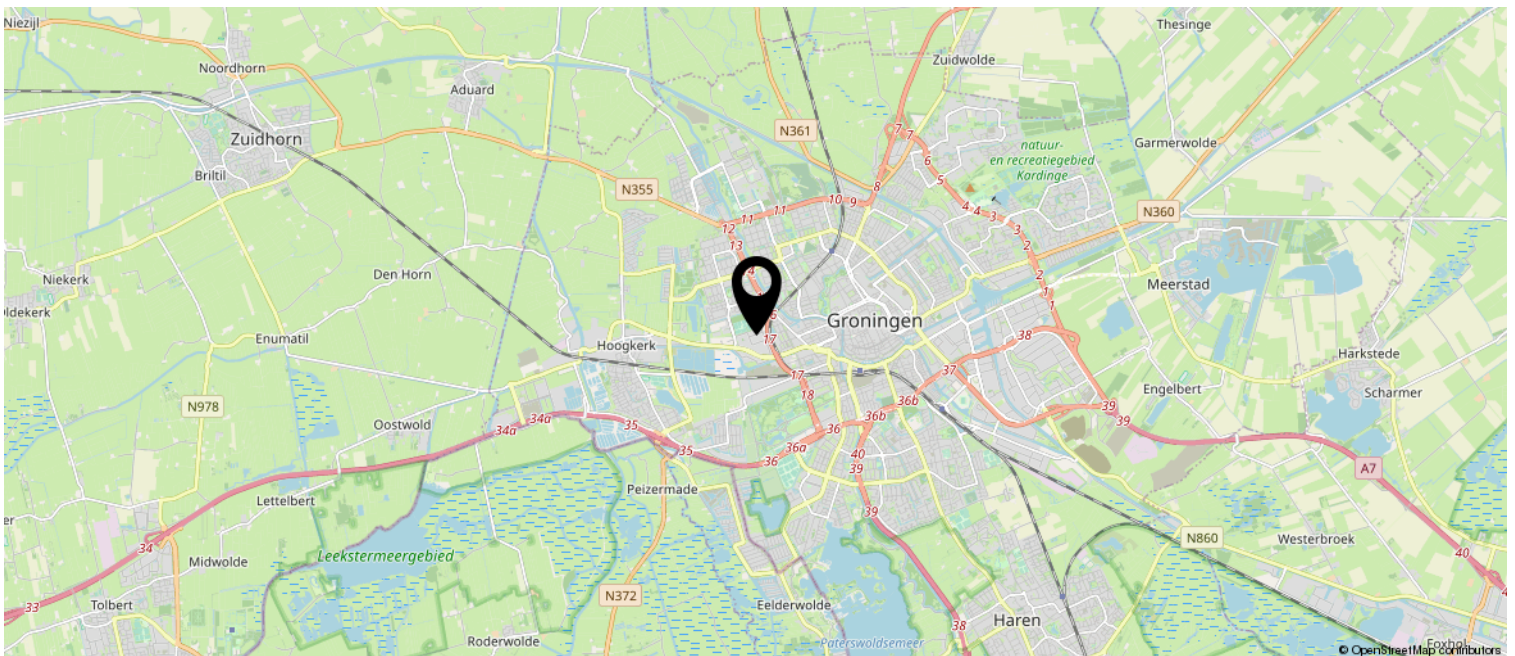
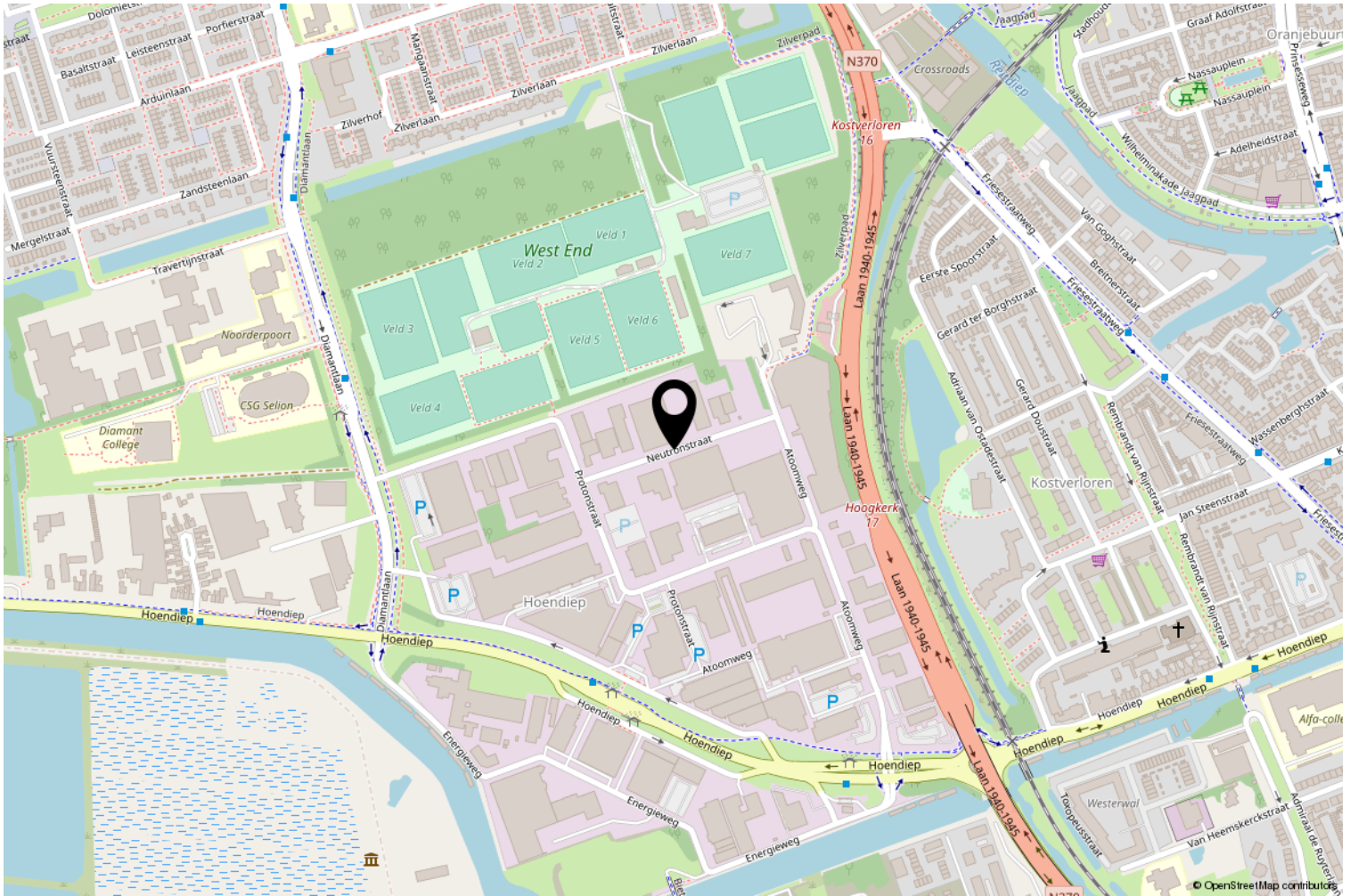
Floor 1

Floorplan



Floor 2

Location



The object information has been compiled with care. We cannot accept any liability for its accuracy, nor can any rights be derived from the information provided. Mention of floor and other surfaces are only indicative and may deviate in reality. It is expressly stated that this information may not be regarded as an offer or quotation.

Do you have any question, or would you request a viewing?

Please contact us at:

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