

Hofhoek 5 in Poortugaal



Office space approx. 6,507 m²
in units of approx. 660 m²

RENT € 135.00 per m² per year
excluding VAT and service charges

Characteristics

Rent

€ 135.00 per m² per year, excluding VAT and service charges.

Rental period

5 years, with a possibility to extend for 5 more years.

Parking spaces

Yes

Method of delivery

In it's current state

Turnover tax

Yes

Security

A bank guarantee

Indexation

Annually

Additional costs

€ 20.00 per m² per year, excluding VAT

Payment method

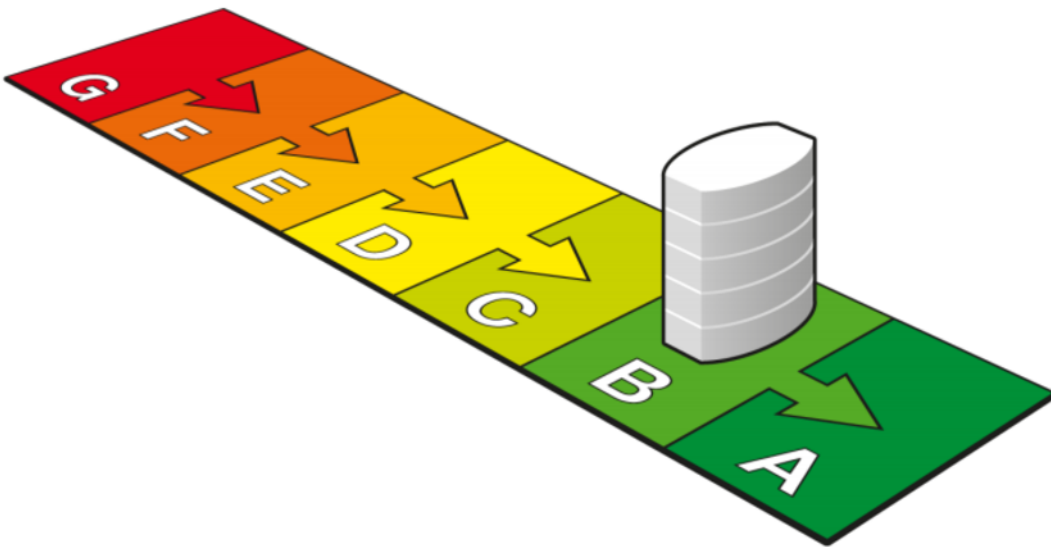
Per calendar quarter

Date of completion

In mutual consultation

Energylabel

B



G	F	E	D	C	B	A	A ⁺	A ⁺⁺	A ⁺⁺⁺	A ⁺⁺⁺⁺
> 1,75	1,75 - 1,61	1,60 - 1,46	1,45 - 1,31	1,30 - 1,16	1,15 - 1,06	< 1,05				

Layout

The object has a total lettable floor area of approx. 6,507 m², across the following floors and floor spaces:

Floor / floor space

Ground floor:	approx. 660 m ²
1st floor:	approx. 1,571 m ²
2nd floor:	approx. 1,490 m ²
3rd floor:	approx. 1,392 m ²
4th floor:	approx. 1,394 m ²

* Partial letting from approx. 745 m² is possible, if required. Please ask for availability and possibilities.

Facilities

The rented property will be delivered in its current renovated state and includes:

- Common entrance at ground level;
- Central entrance at the first floor;
- Common stairwell including lifts;
- Fit-out package on each floor;
- Modular ceiling with light fittings;
- Floor covering;
- Top cooling;
- Cable ducts for electric cables and data cables;
- Sanitary blocks on each floor;
- Pantries on each floor;
- The atrium was equipped with air conditioning and made sustainable in 2017.



Omschrijving

General

The high-quality 'Poortgate' office building provides an inspiring environment for both national and international companies.

The use of natural stone, wood and glass make the building look welcoming and accessible. The entrance is partially covered and has a reception area. Due to the centrally placed atrium (with direct daylight) to which the different office floors are connected, the building looks spacious and light and meets the requirements expected of an office building today.

The large floor areas of approx. 1.500 m² and the rectangular shapes offer countless possibilities for the layout. It is possible, for example, to create a functional combination of an open-plan office and meeting rooms, pantries, etc.

Rent

Office space: € 135.00 per m² per year, excluding VAT and service charges.

Parking spaces: € 750.00 per parking space per year, excluding VAT.

Rent adjustment

Annually - for the first time one year after the rental date, based on the modification of the price index, in accordance with the Consumer Price Index (CPI), CPI series - All households (2015=100), published by the Dutch Central Bureau of Statistics (CBS).

Cadastral designation

Municipality of Poortgaal, Section A, No. 2713/2714.

Vervolg omschrijving

Turnover tax

The rent is subject to. If not, a surcharge to be determined shall apply to the above-mentioned rent.

Security

A bank guarantee covering the amount of a three-month payment obligation, including service costs and VAT.

Payment method

The rent, service costs and VAT must be paid in advance per calendar quarter.

Date of completion

In mutual consultation.

Method of delivery

In its current state equipped with the current layouts and existing fit-out packages from the previous tenant(s).

Additional costs

An advance payment of € 20.00 per m² per year, excluding VAT for the following supplies and services:

- Maintenance contract for the lifts, as well as for electricity consumption, inspection costs, phone subscription, etc.;
- Use, maintenance and regular inspections of the air conditioning and heating system;
- Lighting costs for the common areas, including electricity consumption, replacement of lamps and tubes, etc.;
- Cleaning the common areas, including the stairwells, underground car park, common hallways, toilets, lifts, etc. and cleaning the common windows on the inside and outside;
- Drinking-water pipe, including meter rental, water consumption, etc.;
- Insurance for all glass windows pertaining to the rented building for light transmittance (including the glass windows in the common areas);
- Maintenance and regular inspections of the fire alarm system, security system, fault detection system, intercom system and emergency call system for accessible toilets, etc.;
- Maintenance and inspection of the lighting conductor;
- Maintenance and regular inspection of the fire hose reels;
- Maintenance and regular inspection of the

emergency power supply;

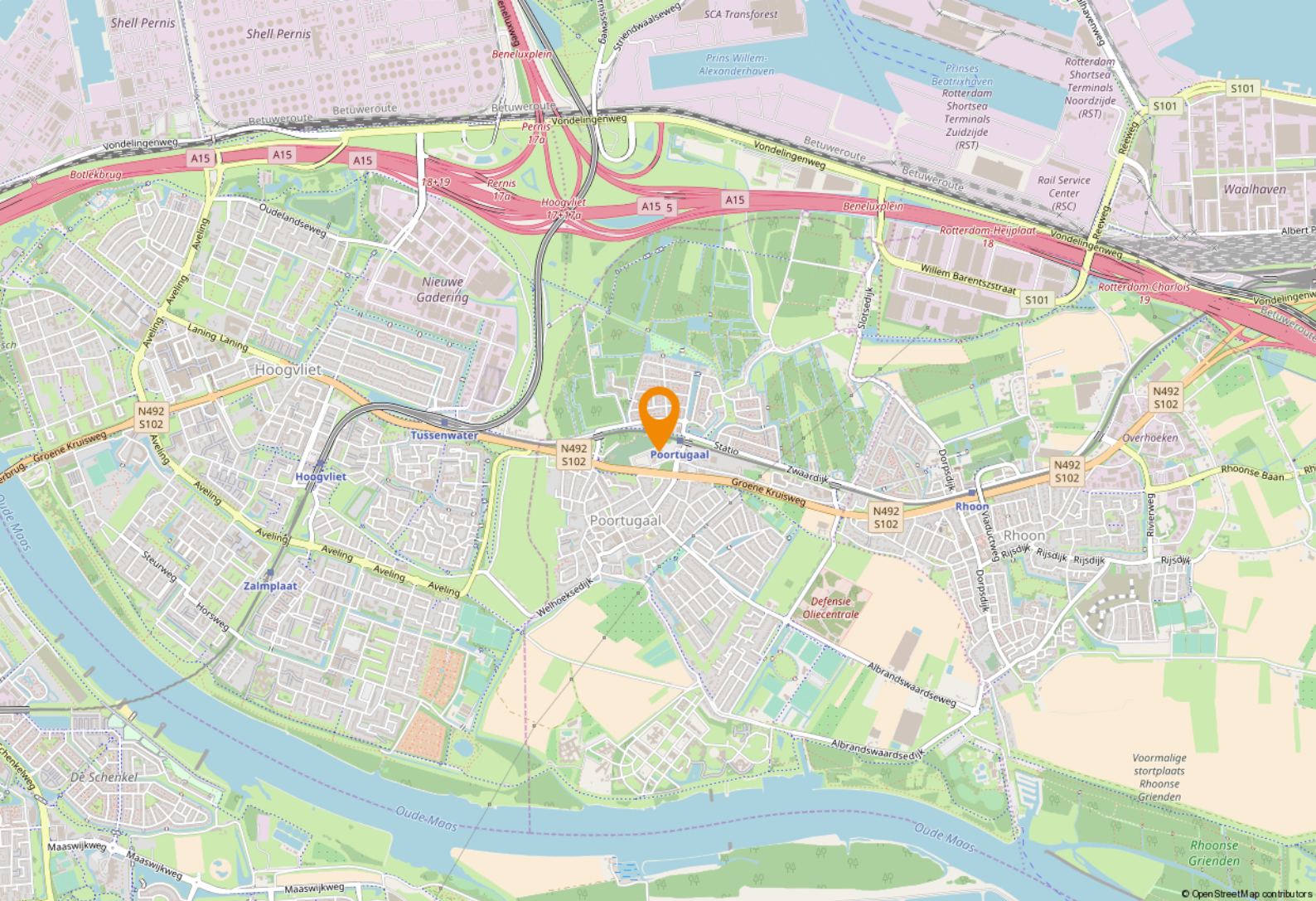
- Maintenance of the pressure-water installation and dirty-water pump, if present;
- Maintenance and filling up of the flower boxes + garden around the office building and flower boxes in the common areas, if present;
- Sweeping the chimneys and air ducts;
- Costs for waste collection, including landfill levies;
- Administration costs for the above-mentioned supplies and services, at 5% of these costs.

Service costs are charged based on subsequent calculation each year.

Lease agreement

The lease agreement shall be drawn up, based on the standard model of the Real Estate Council (ROZ) with corresponding General Provisions filed and registered at the Registry of the Court in 's-Gravenhage, the Netherlands.

It is explicitly stated that this non-binding information should not be considered as an offer or quotation. No rights can be derived from these data in any way.



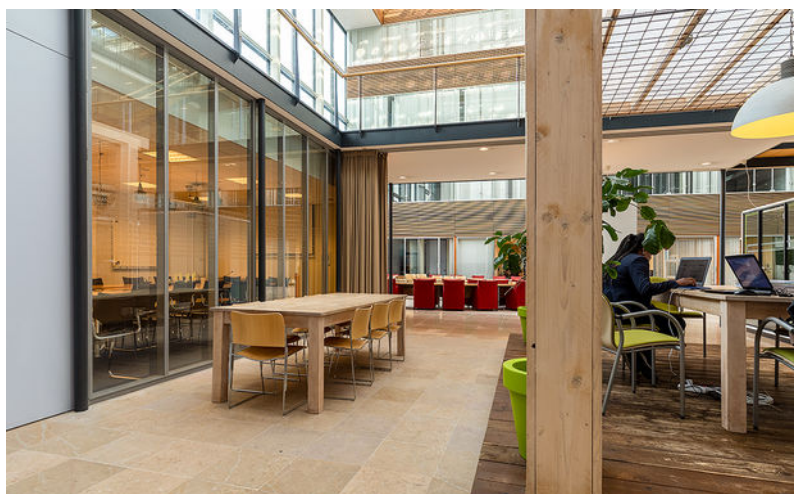
Location

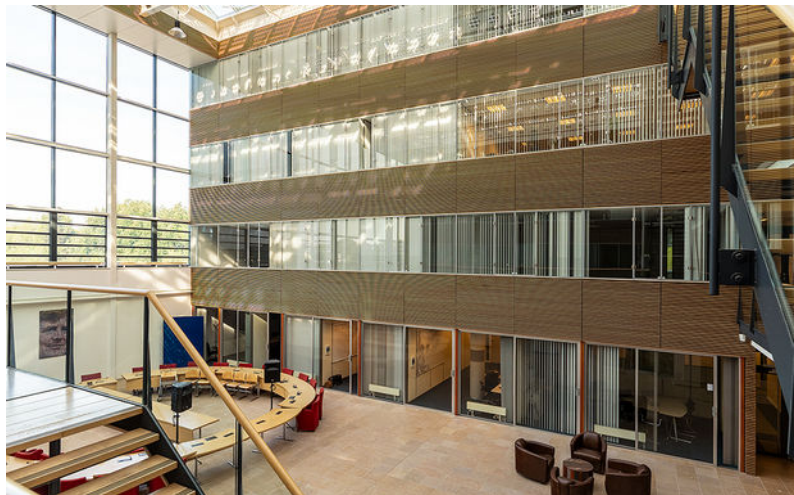
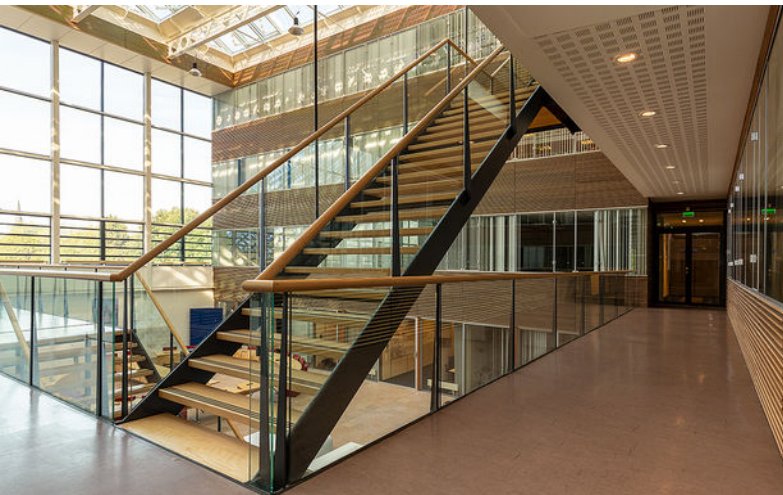
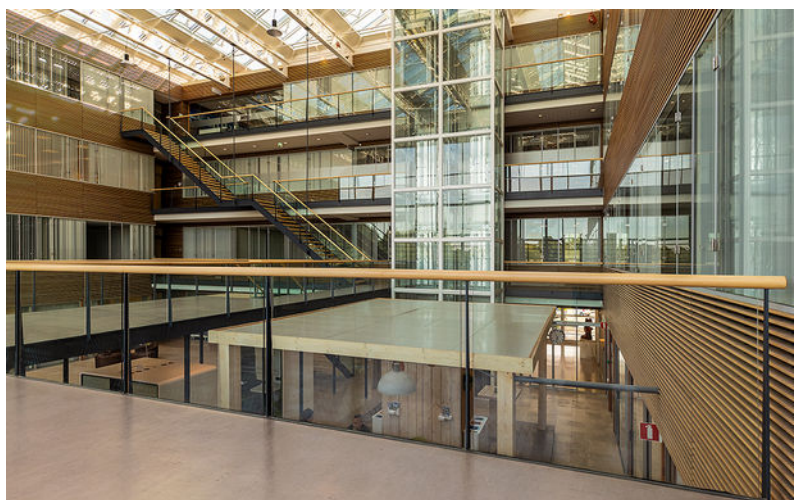
Accessibility

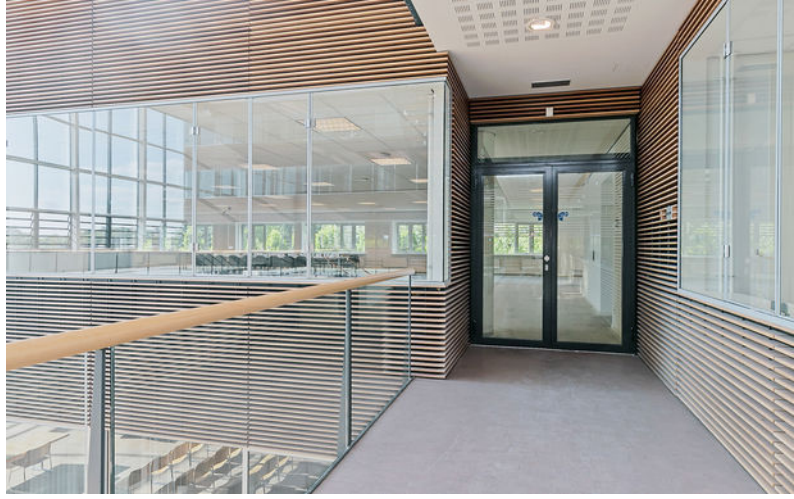
Hofhoek is a strategic location for national, but certainly also for international companies and organizations, due to its excellent accessibility, both by car and by public transport. The underground station is within walking distance, but there is also a bus stop at this location. In addition, it is situated directly at the connecting road between Rotterdam and the Port of Rotterdam. Hofhoek is a high-profile location on the Groene Kruisweg and is therefore easily accessible by car. You can reach the location in just five minutes from the Rotterdam ring road. There are excellent parking facilities directly next to the building.

Parking

There are a total of 89 parking spaces in the car parks under and behind the building. There are sufficient parking spaces available for letting.









Floor plan: Ground floor & Parking



Floor plan: 1st floor



Floor plan: 2nd floor



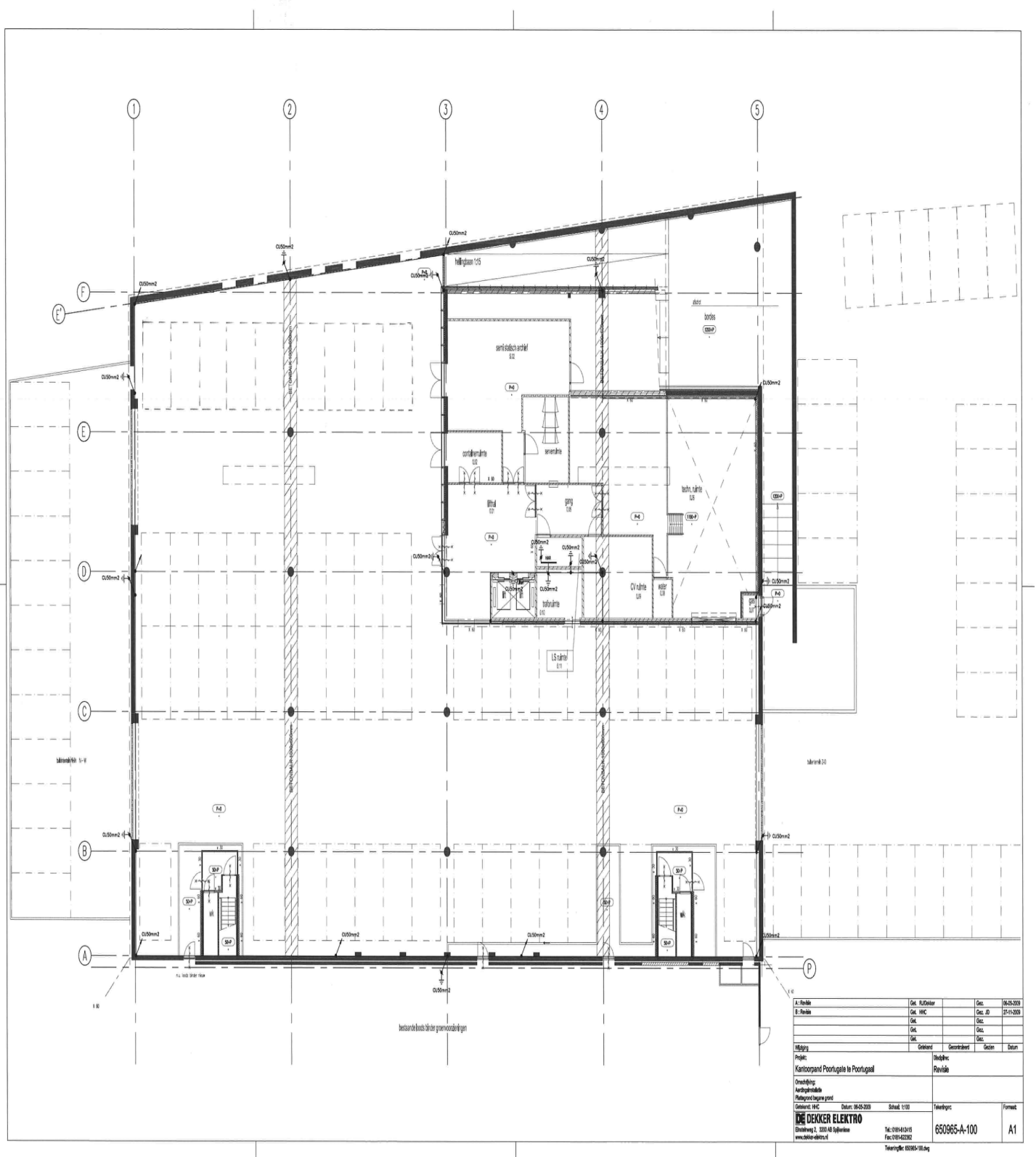
Floor plan: 3rd floor



Floor plan: 4th floor



Floor plan: Parking



A: Revide	Dec. Rijkswater	Dec.	06-03-2019
B: Revide	Dec. HVC	Dec. ID	21-11-2018
	Dec.	Dec.	
	Dec.	Dec.	
	Dec.	Dec.	
	Dec.	Dec.	
WSP:	Gebruik	Decoratief	Gebruik
Project:	Kantoorpark Portugal te Portugal		
Overzichts- Aandachtspunten	Revisie		
Projectgegevens	Projectgegevens		
Gebruiker: HVC	Datum: 06-03-2019	Schaal: 1:100	Tekening:
DEKKER ELEKTRO		Formaat:	
Eindhovenweg 2, 1020 AB Spilbergen		650965-A-100	
www.dekker-elektro.nl		A1	
Tekeningsnr: 650965-A-100.dwg			

40 Vestigingen

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- 2 Landelijke dekking
- 3 Uniforme werkwijze

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