

FIRST REAL ESTATE

FOR RENT | CENTRE COURT A
Naritaweg 211 - 221, Amsterdam

**KEEP
MOVING
FORWARD**



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**ELEVATE YOUR
BUSINESS AT
NARITAWEG**

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KEY HIGHLIGHTS

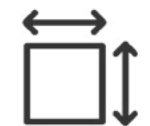
UNLOCKING POTENTIAL



In total
686 sqm LFA office space
available



Abundant facilities
in the area



Efficient
floor plate



Seamless
accessibility



7 parking
spaces



24/7
access

PROPERTY




DISCOVER THE PERFECT WORKSPACE AT NARITAWEG'S 'CENTRE COURT A' IN AMSTERDAM

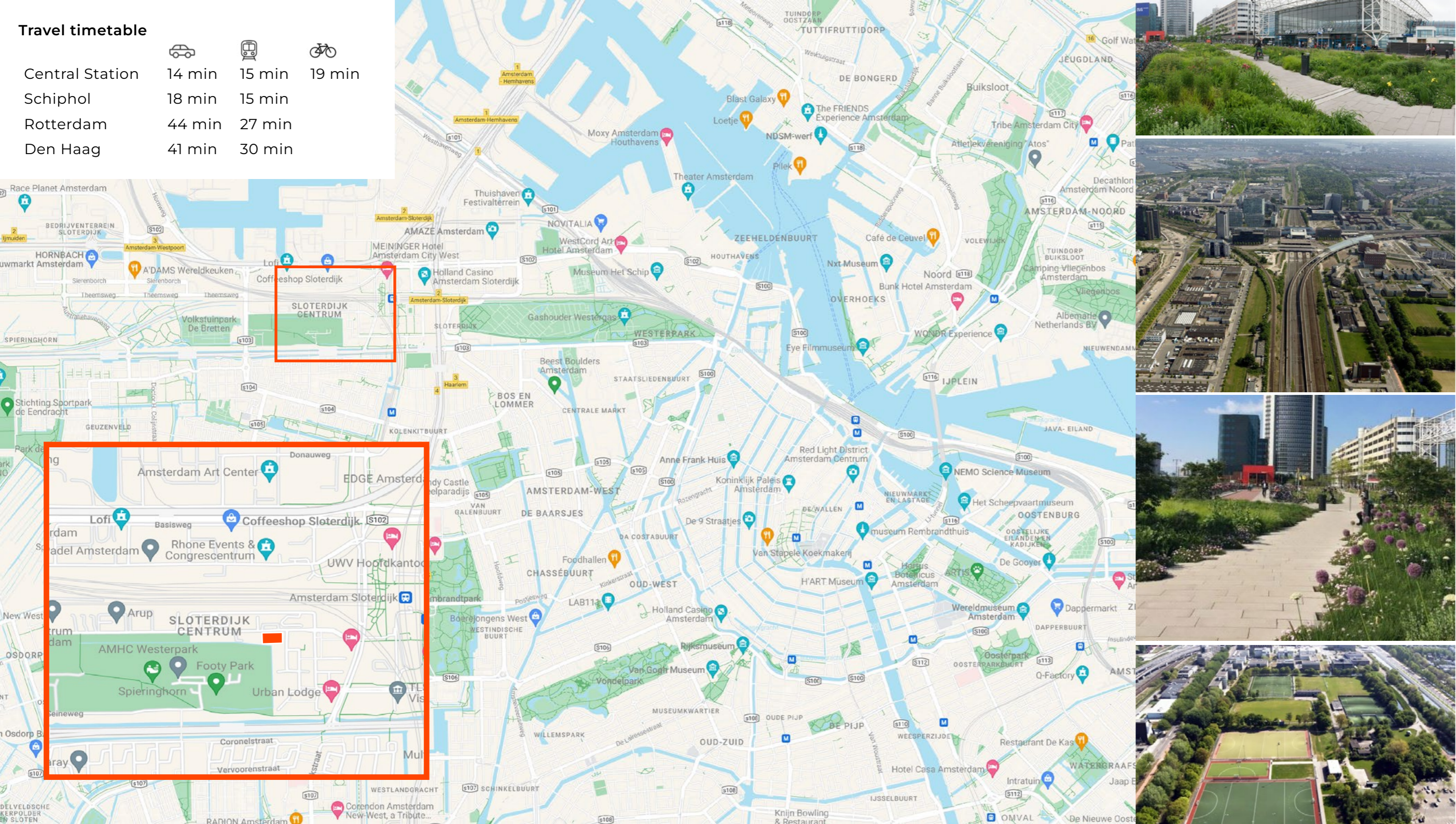
Discover the perfect workspace solution for your business, nestled in the heart of Sloterdijk at Naritaweg 211-221. 'Centre Court A' presents a prime opportunity, offering 205 sqm LFA of sustainable office space on the second floor, immediately available, and another 481 sqm LFA situated on the same floor.

This remarkable building boasts an energy-efficient A rating, not only trimming operational costs but also championing a more eco-friendly future. Its adaptable floor plan ensures there's ample space for an array of businesses, and it can be easily tailored to your specific needs.



Travel timetable

			
Central Station	14 min	15 min	19 min
Schiphol	18 min	15 min	
Rotterdam	44 min	27 min	
Den Haag	41 min	30 min	



LOCATION & ACCESSIBILITY

**NARITAWEG 211-221
1043 CB AMSTERDAM**

Sloterdijk Stationskwartier is currently undergoing a dynamic transformation. Transitioning from a primarily office-oriented area, it is now evolving into a diverse mixed-use district, encompassing both residential and workspace options.

Orlyplein has been transformed into a park, marking a crucial step in enhancing green public spaces. Investments in green areas and improved connectivity aim to make Sloterdijk Stationskwartier not only a pleasant workplace but also a delightful residential community. Making it the area a pleasant place for your employees.

Situated adjacent to Sloterdijk, the office offers the convenience of exceptional accessibility through public transportation and major highways, ensuring a seamless experience for both your team and clients.

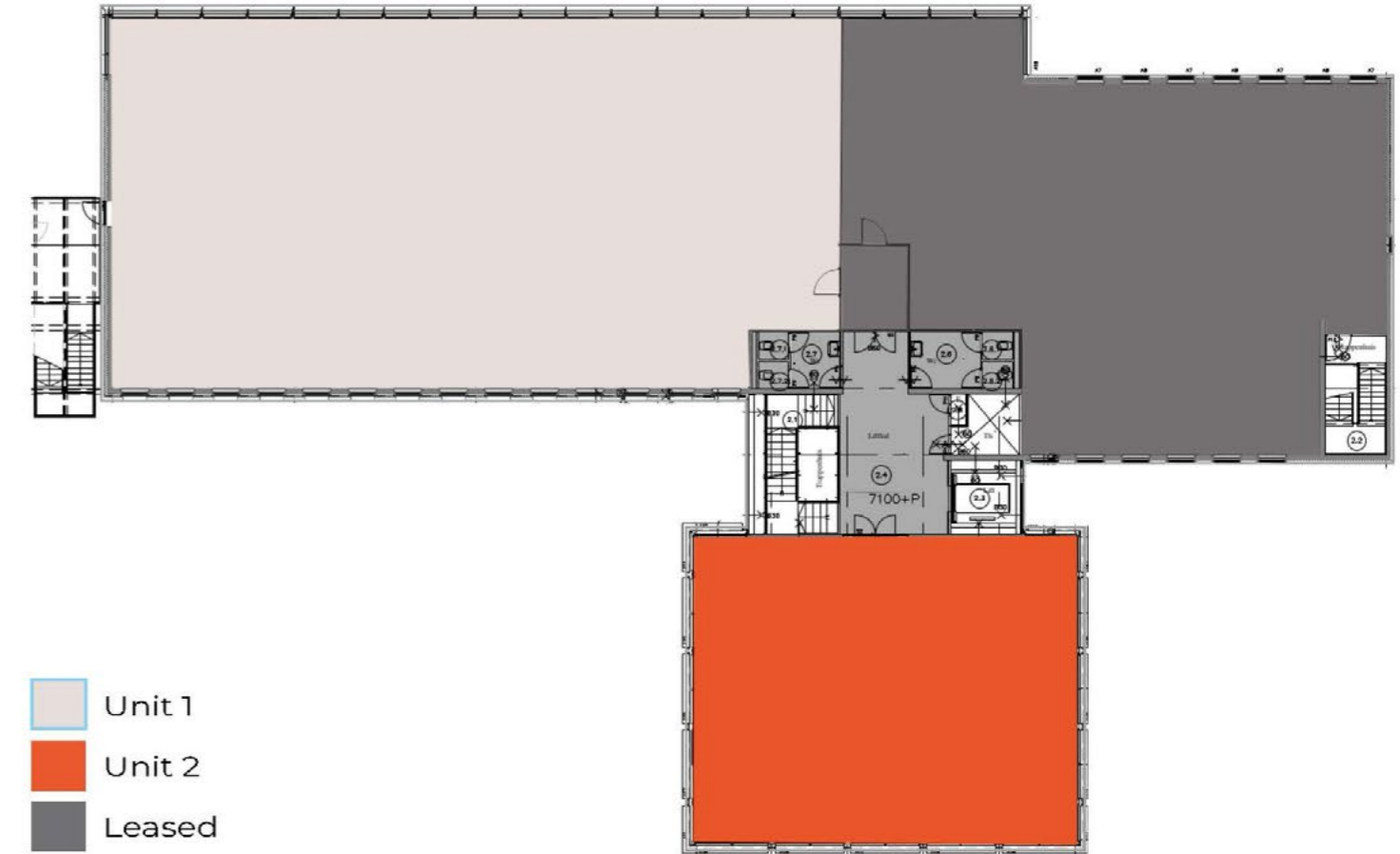
AVAILABLE FLOOR AREA

SPACIOUS FLOOR AREA OFFERING A FLEXIBLE LAYOUT

Approximately 686 sq.m. LFA of rentable space is available at the 2nd floor of the Naritaweg 211-221 divided in the following units:

Unit 1: approx. 481 sq.m. LFA (casco)
Unit 2: approx. 205 sq.m. LFA (turn key)

The sqm LFA (Lettable Floor Area) figures provided adhere to the NEN 2580 measurement standards and include a pro rata share in the building's common areas.



Naritaweg 211-221, 1043 CB Amsterdam

2nd floor

SPECIFICATIONS

ALL YOU NEED TO KNOW

Rent price	Office space <ul style="list-style-type: none">Unit 1 starting from € 199.- per sqm LFA per annum.Unit 2 € 225.- per sqm LFA per annum. <p>Parking spaces € 1,750.- per parking space per year.</p> <p><i>* Rent prices will be increased with service charges and VAT.</i></p>
Service costs	Advance payment of € 65.- per sqm LFA per annum.
Indexation	Annually, starting one year after the lease commencement date, rental adjustments will be made based on the Consumer Price Index (CPI), specifically the “series all households 2015=100” published by the Central Bureau of Statistics (CBS).
Lease term	A minimum lease term of 5 years.
Notice period	A minimum notice period of 12 months prior to the expiration of the lease term.

Rent payment	Quarterly advance payment equivalent to 3 months’ rent and service charges, both subject to VAT.
Security deposit	The lessee is obligated to provide a bank guarantee equivalent to a minimum of 3 months’ rent, to be increased to include service charges and VAT.
Delivery	In its current state. <ul style="list-style-type: none">Unit 1, cascoUnit 2, turn key
Delivery date	In consultation.
Lease agreement	In accordance with lessor’s model, based on the ROZ 2015 lease agreement for office space, 7:230A BW.
VAT	VAT will be applied to the rental price and service charges.
Reservation	The rental prices are calculated under the assumption that the tenant conducts activities

within the leased space, of which 90% or more are subject to VAT.

This information is provided for informational purposes only and should not be considered as binding. It serves as an invitation to submit an offer. Any agreement reached is explicitly subject to written approval from our client or the building owner, as applicable. Until such approval is granted, all proposals made are non-binding.

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About us

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