

# FIRST REAL ESTATE

FOR RENT  
Walaardt Sacréstraat 405  
Schiphol-Rijk

**KEEP  
MOVING  
FORWARD**





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# ELEVATE YOUR BUSINESS AT WALAARDT SACRÉSTRAAT

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## KEY HIGHLIGHTS

# PROMINENT BUILDING FEATURES INCLUDE



Available office space of approx. 823 sqm



Various hotels in the vicinity



Office with a highly visible location



Excellent accessibility by car and public transport



Parking spaces



Shower facilities



**PROPERTY**

# STRATEGICALLY LOCATED MODERN OFFICE COMPLEX




The office building at Walaardt Sacréstraat is a modern office nestled in a small business park with a central location. This office complex offers wide and open green views from its floors for your employees. To the northeast, you'll enjoy panoramic views of the Golfcourse 'The International Amsterdam,' while to the southwest, you'll be treated to a view at the bustling Amsterdam Schiphol Airport.

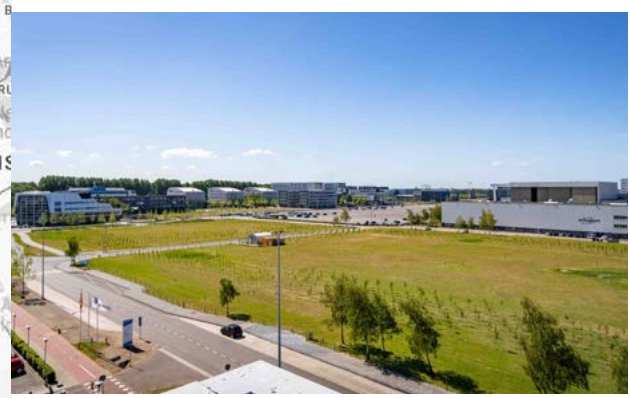
The available space on the first and second floor of this building both feature a unique layout, complete with several offices, meeting rooms, restroom facilities and a pantry. These flexible spaces can cater to a wide range of needs and organizational requirements, making it the perfect destination for your business. With a contemporary delivery level and design the office is ready for your business to move in.





## Travel timetable

			
Central Station	34 min	42 min	47 min
Zuidas	19 min	38 min	23 min
Schiphol	9 min	23 min	27 min
Rotterdam	48 min	53 min	
Den Haag	45 min	60 min	



## LOCATION

# WALAARDT SACRÉSTRAAT 405 1117 BM SCHIPHOL

This dynamic business park, strategically nestled between Schiphol Airport and Amsterdam, enjoys seamless connectivity to the A9 and the N232, making it a prime destination for thriving enterprises. This location provides seamless connectivity to every corner of the country.



## AVAILABLE FLOOR AREA

# A CONTEMPORARY OFFICE FLOOR.

Approximately 823 sqm LFA of rentable space is available in the building at the Walaardt Sacréstraat.

First floor : 260.57 sqm LFA  
Second floor : 562.43 sqm LFA

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

A total of 8 parking spaces are available for the entire rentable office space.



First floor



Second floor

## SPECIFICATIONS

# ALL YOU NEED TO KNOW!

**Rent price** Office space  
EUR 175.- per sqm. per annum.

Parking  
EUR 1,200.- per parking place per  
annum.

*\* Rental prices will be increased  
with service charges and VAT.*

**Service costs** EUR 45.- per sqm. LFA per year,  
excluding VAT.

**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.

**Available** Per direct.

**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. 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.

**Reservation** This information is provided for  
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and should not be considered  
as binding. It serves as an  
invitation to submit an offer. Any  
agreement reached is explicitly  
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*PHOTOGRAPHY*

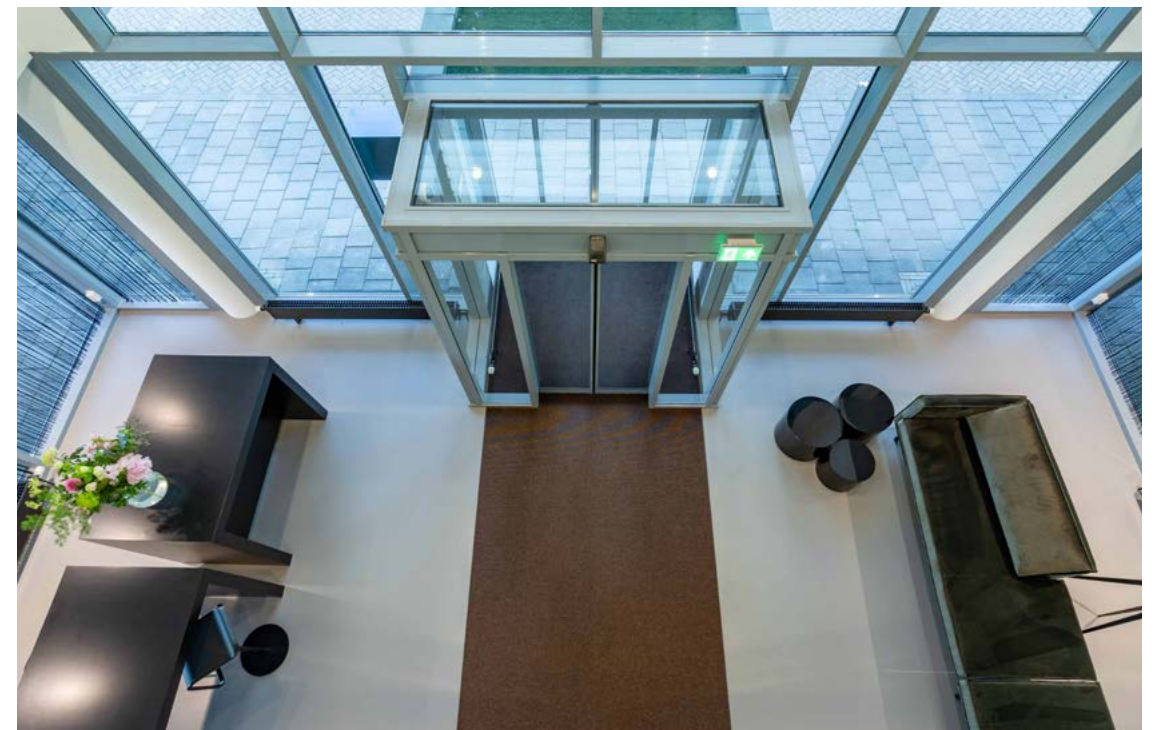
# WHERE IMAGES SPEAK VOLUMES!







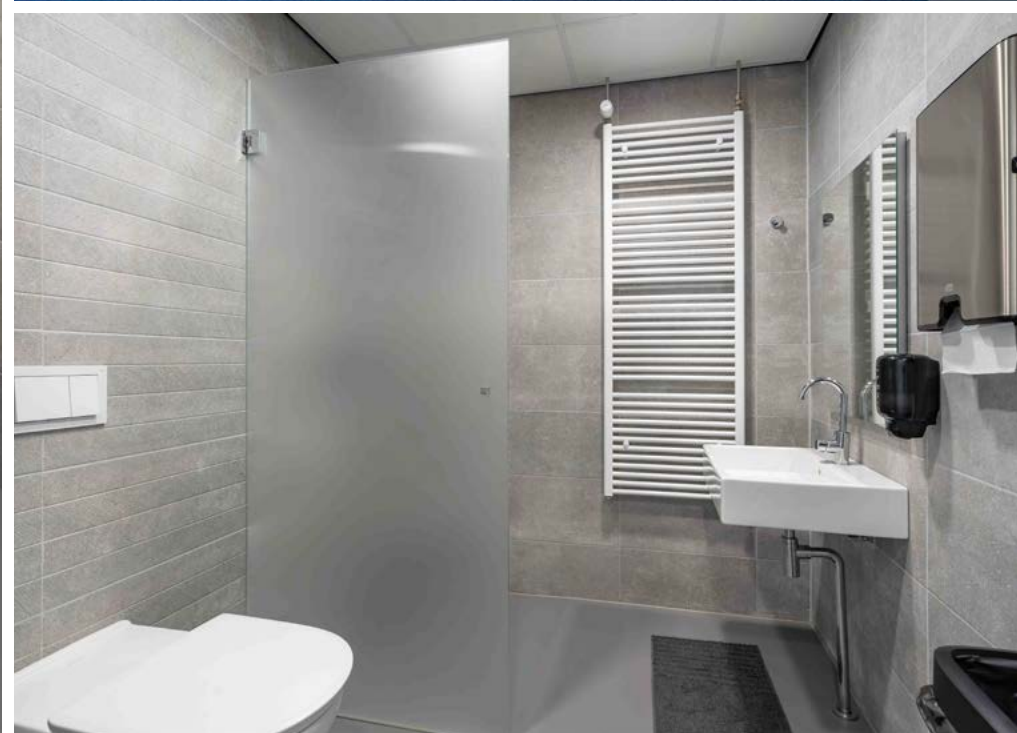








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### About *FIRST Real Estate*

As the leading boutique firm in commercial real estate, FIRST Real Estate helps you achieve maximum results. Whether it's commercial property advice, property management, or marketing, we optimize your real estate utilization with a fresh, creative mindset and profound market knowledge. Working as one team from diverse disciplines, we offer innovative perspectives on the real estate sector and tailor-made solutions for your success, combining creativity, insights, and transparency.

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