

## FOR RENT



### Address

Sniep 77 (1112 AJ) in Diemen

### General

A commercial building built in 2002 in a high visibility location! Consisting of a warehouse of 195 m<sup>2</sup>, an office of 284 m<sup>2</sup> and 7 parking spaces. Total 479 m<sup>2</sup> The property has its own entrance and an overhead door at ground level. Extremely suitable for storage, production, showroom and distribution. This modern property is fully equipped and is situated at a prime location on the outskirts of Amsterdam, with excellent accessibility and facilities nearby.

### Rent

€75,000 per annum. No VAT.

### Floor area

Available for lease is a total of 479 m<sup>2</sup> l.f.a. distributed as follows:

- ground floor 195 m<sup>2</sup> ft.v.o., commercial space;
- 1<sup>e</sup> 204 m<sup>2</sup> l.f.a. office;
- 2<sup>e</sup> 80 m<sup>2</sup> f l o w office.

### Use

Logistics, storage, showroom, office and parking.

### Delivery level

#### General

- masonry facades;
- business space;
- office;
- private entrance;
- visibility location;
- built in 2002;
- fire hose reel;
- smoke detectors;
- double glazing;
- 7 parking spaces;
- energy label B.

#### Business space in general

- approx. 195 m<sup>2</sup> v.v.o.;
- overhead door;
- concrete floor with tiles;
- fixed light fittings;
- power current;
- heating with radiators;
- mechanical ventilation;
- draught lock;
- WC.

#### Office 1<sup>e</sup> floor

- 204 m<sup>2</sup> ff;
- fixed staircase;
- several office rooms;
- kitchen and lunch area equipped with dishwasher and fridge;
- ceiling with recessed luminaires;
- windows to be opened;
- mechanical ventilation;
- Heating with radiators;
- laminate floor;
- cable ducts;

- floor load 250 kg/m<sup>2</sup>;
- double toilet.

#### **Office 2<sup>e</sup> floor**

- 80 m<sup>2</sup> ff;
- fixed staircase;
- several office rooms;
- suspended ceiling with partial LED lighting;
- windows to be opened;
- mechanical ventilation;
- Heating with radiators;
- carpet;
- cable ducts;
- floor load 250 kg/m<sup>2</sup>;
- balcony;
- toilet and shower.

**It is not allowed to use the property as a residence!**

#### **Parking**

7 on-site parking spaces.

#### **Accessibility**

Sniep 77 is located in a dynamic business area in Diemen, bordering Amsterdam.

Public transport: direct connections to bus, tram and metro.

Car: just minutes from the A10, A1 and A9 motorways.

#### **Zoning plan**

In accordance with the current zoning plan "Diemen Business Park 2022", the zoning 'Business up to category 3.1' applies. Intended for businesses in the field of production, transport, wholesale trade, repair, technology, design and the like, as well as for businesses in the field of business services without front desk function, insofar as these businesses are listed in the Business Activity List and belong to categories 0 through 3.1 of the Business Activity List, included in Appendix 1 of the regulations.

#### **Lease commencement date**

By arrangement.

#### **Lease term**

5 years + 5-year renewal on each occasion.

#### **Notice period**

12 months.

#### **Advance service charge**

None. Contracts and payments for water, gas and electricity are in the tenant's name and account.

**Rent adjustment**

The rent shall be adjusted annually, for the first time 12 months after the commencement date, based on the price index figure according to the consumer price index (CPI) series CPI All Households (2015=100) published by Statistics Netherlands (CBS).

**Rent payment**

Monthly in advance.

**Lease**

Based on the model office space and other business premises within the meaning of Section 7:230a of the Dutch Civil Code, as adopted by the Council of Real Estate Affairs (ROZ) in February 2015, supplemented by special provisions of the lessor.

**Security**

A bank guarantee or deposit equal to 3 months' rent. The bank guarantee must be issued by a reputable Dutch bank in accordance with the attached model. No interest will be paid on any deposit.

**End of rental agreement**

Upon termination of the lease, the lessee shall return the leased property completely empty and vacated, swept clean, without defects and without additional building and installations fixtures and fittings, in the same condition except for normal wear and tear in which the leased property is currently accepted. All this in its original state as recorded in a report of completion.

**Adjustments/renovations to leased property**

If the tenant is going to alter/adapt the rented property, he must, before the landlord grants permission, submit proper drawings and structural calculations of the intended work, which must in particular show the consequences for the shell.

**Insurance**

Any further requirements by government, municipal or insurance authorities with a view to fire protection regulations, noise protection regulations, etc. shall be borne by the tenant. Regulations required by the insurance company with regard to the leased property shall be carried out and paid by the tenant.

**Hemp nurseries/drug laboratories etc.**

It is prohibited to set up or maintain a hemp nursery/drug laboratory etc. This under penalty of immediate reporting to the police by the lessor and termination of the rental agreement. All costs resulting from this will be borne entirely by the lessee.

**Landlord's reservation**

This letting is made under the express condition of:  
- approval of the management landlord.

The Measuring Instruction is based on NEN2580. The Measuring Instruction is intended to apply a more uniform way of measuring to give an indication of the (gross/lettable/usable) floor area. The Measuring Instruction does not completely rule out differences in measurement results, due to, for example, differences in interpretation, rounding off or limitations in carrying out the measurement.

### **Reservation Yield Real Estate**

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### **Privacy & Wwft**

Tenant -in connection with this rental- expressly declares in advance:

- consent to the processing of its data according to the Yield Real Estate Privacy Statement, as well as;
- provide its full and unconditional cooperation in all possible necessary investigations based on applicable laws and regulations, including at least the Wwft.