



For Rent

**Schippersgracht 1-3**

Amsterdam Centrum







## DESCRIPTION

On the characteristic Schippersgracht, in the heart of Amsterdam, you will find this representative and atmospheric office space.

Two high-quality finished units of approximately 68 sq.m. and 55 sq.m. are available for lease, which can be leased either separately or together.

The location on Schippersgracht offers a pleasant combination of tranquility and charm, while various amenities are within walking distance.

The site is central and easily accessible by public transport, with excellent connections to major roads.

# THE BUILDING



## Building surface

123 sq.m LFA divided into two units:

The units can be rented together or separately.



## Available surface

- Unit 1: approx. 68 sq.m. on the ground floor.

- Unit 2: approx. 55 sq.m. on the first floor.



## Parking

Available on public streets, Additionally, several parking garages are within walking distance where you can park at the applicable rates.



## Sustainability

The property is a listed national monument.



# RENTAL CONDITIONS



## Rental price

The rental price for the total (123 sq.m.) is € 3,500 per month, excluding VAT.

If rented separately, the rental price is:

- Unit 1: € 1,700 per month, excluding VAT;
- Unit 2: € 1,950 per month, excluding VAT.



## Service costs

€ 40 per sq.m. per year, excluding VAT.



## Price parkingspot

Parking is charged at applicable rates on ulic and parking garage spots.



## Lease term

5 years, shorter lease term negotiable.



## Commencement date

Immediately available.



\*All prices are excluding VAT.

### **Delivery level**

- Kitchen with dishwasher;
- Toilet facilities with washbasin;
- Herringbone flooring;
- Basic lighting;
- Radiators.



# ACCESSIBILITY

## By car

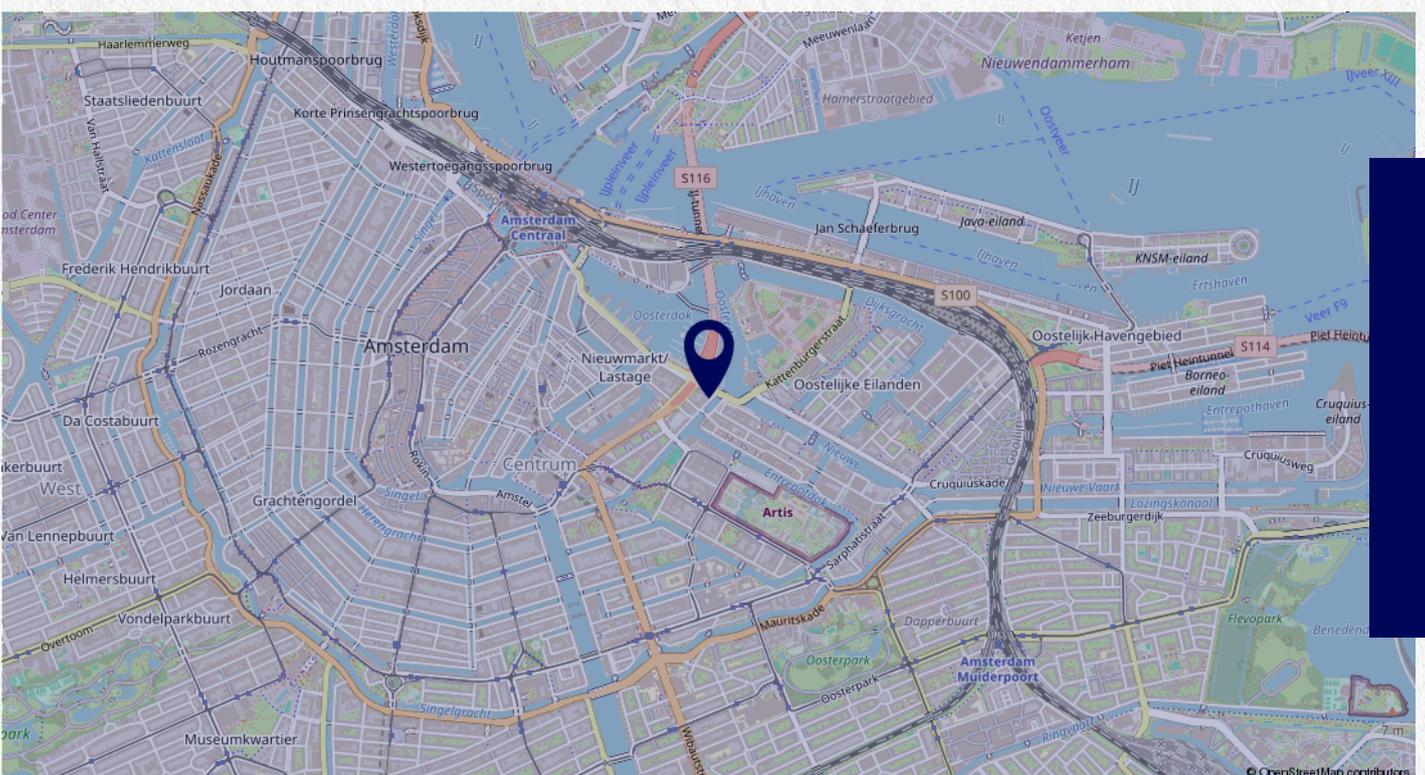
Via the Piet Hein Tunnel and IJ Tunnel, Schippersgracht is easily accessible by car. Both the city center and the A10 ring road are five minutes away. The Zuidas business district can be reached in fifteen minutes via the A10.

## By public transport

The building is just a few minutes from Central Station, from where various tram, train, metro, and bus lines depart. With the North/South metro line, the Zuidas can be reached in ten minutes.

## Location

The location on Schippersgracht offers a pleasant combination of tranquility and charm, while various amenities are within walking distance. The site is central and easily accessible by public transport, with excellent connections to major roads.



# FLOOR PLANS

## GROUND FLOOR



# FLOOR PLANS

## FIRST FLOOR



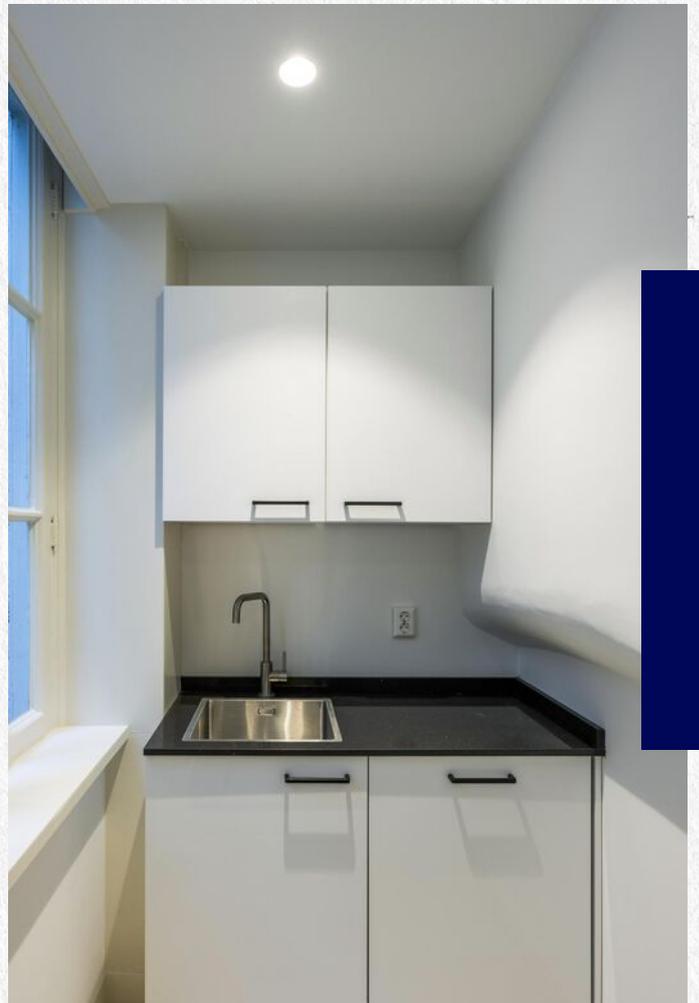
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# Historic Canal offices in Central Amsterdam













# ABOUT COLLIERS

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We connect global market developments and data with the world of real estate owners, real estate investors and real estate tenants. This ensures that we understand what tomorrow's sector looks like and provide future-oriented advice.

These insights help us add value to all stages in the real estate cycle and build long-lasting customer relationships. We offer creative solutions that are not only attractive today, but also remain relevant and sustainable in time to come. In the

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Of course, we are affiliated with the most important organizations in our field, such as the Dutch Register of Real Estate Valuers, The Royal Institution of Chartered Surveyors, the Quality Register of Real Estate Agents Vastgoedcert and the Dutch Brokers Association.

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