

Address

Tokyostraat 27-33 (1175 RB) in Lijnden

General description

T27 (www.t27.nl) is a high-quality, prestigious office building where you can rent your own office or office space ranging from 33 m² to approximately 264 m² on flexible terms. Located in a prominent location directly on the A9 motorway at the entrance to the Lijnden business park. There is also the option to rent furniture.

There are communal seating areas and pantries where tenants can get together for a cup of tea or lunch.

Total available area

Office space : 897 m²

Rental price

- Office space € 150 to € 175 per m² per year, plus VAT and service charges;
- Parking € 500 per parking space/year, plus VAT.

Service charges

Office space: € 50 per m² per year, plus VAT for maintenance and consumption of water, gas and electricity for the rented space.

All this is based on an advance payment with annual settlement of the actual costs.

Available from the first quarter of 2026

Of the 56 units, 10 are still available.

1st floor Tokyostraat 27

Unit	M ² floor space	Rental	Service charges	Total per month, excluding VAT
2 J	95	€ 1.188	€ 396	€ 1.584
2 N	71	€ 888	€ 296	€ 1.184

2nd floor Tokyostraat 27

Unit	M ² floor space	Rental	Service charges	Total per month, excluding VAT
3 A (68), B (32)	100	€ 1.250	€ 417	€ 1.667

3rd floor Tokyostraat 27

Unit	M ² floor space	Rental price	Service charges	Total per month, excluding VAT
4 D	78	€ 975	€ 325	€ 1.300

2nd floor Tokyostraat 33

Unit	M ² floor space	Rental	Service charges	Total per month, excluding VAT
3 I-1/2/3	100	€ 1.250	€ 417	€ 1.667
3 I-4	66	€ 825	€ 275	€ 1.100
3 I-5	33	€ 482	€ 138	€ 620

3^e floor Tokyostraat 33

Unit	M ² floor space	Rental	Service charges	Total per month, excluding VAT
4 G/H/I/J	161	€ 2.500	€ 671	€ 3.171
4 N	65	€ 813	€ 271	€ 1.084
4 O/P/Q	128	€ 1.600	€ 534	€ 2.134

Prices for furniture on request;

All unit prices above are subject to VAT;

Units with air conditioning are subject to a surcharge of € 300 per year.

Completion

The office units are delivered with:

- carpeted flooring;
- grand entrance;
- meeting room;
- lift;

- internet;
- fibre optics;
- fixed lighting incorporated into suspended ceiling;
- shared toilets on each floor;
- shared pantry;
- common meeting area with seating;
- mechanical ventilation and top cooling;
- windows that can be opened where available;
- access control with barrier;
- cable ducts.

Zoning plan

- Badhoevedorp, Lijnden East;
- function designation: business up to and including category 3.1;
- maximum building percentage 60%;
- maximum building height 12 metres.

Parking

There are 69 parking spaces on the parking deck. A parking space costs € 500 per year, plus VAT. Tenants are required to purchase at least one parking space.

Access

The office is located directly at the A-9 Lijnden A-9 and A-5 exit with connections to Haarlem, Schiphol and Amsterdam. It is also easily accessible from Amsterdam West via the S-109. There are several bus stops for direct public transport to Schiphol or other local destinations.

Rent

Per month in advance.

Rental period

From 2 years.

Destination

Office and parking.

Completion

In consultation.

Access

24/7.

Rent adjustment

The rent will be adjusted annually, for the first time one year after the commencement date of the tenancy, on the basis of the price index according to the consumer price index (CPI) series CPI All Households (2015=100) published by Statistics Netherlands (CBS).

Notice period

6 months.

VAT

The tenant declares that 90% or more of its activities consist of VAT-taxed services.

Lease

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

Security

A security deposit equal to 3 months' rent and service charges, plus VAT. No interest will be paid on any security deposit.

End of lease

Upon termination of the lease agreement, the tenant must deliver the leased property completely empty and cleared, swept clean, without defects and with no additional facilities to the building and installations, in the same condition as it was accepted at the time of lease, except for normal wear and tear. All this in its original condition as recorded in a report of delivery.

Modifications/renovations to the rented property

If the tenant intends to renovate/make alterations to the rented property, he must, before the landlord gives permission, submit proper drawings and structural calculations of the intended work, which must also show the consequences for the building shell.

Insurance

Any further requirements imposed by the government, municipality or insurance company with regard to fire safety regulations, soundproofing regulations, etc. shall be borne by the tenant. Regulations imposed by the insurance company with regard to the rented property shall be implemented and paid for by the tenant.

Cannabis farms/drug laboratories, etc.

It is prohibited to set up or maintain a cannabis farm/drug laboratory, etc. Failure to comply will result in immediate notification to the police by the landlord and termination of the tenancy agreement. All costs arising from this will be borne entirely by the tenant.

Landlord's reservation

This rental is subject to the express reservation of:

- approval by the owner.

Why rent?

The Lijnden business park, located in the province of North Holland, is an attractive location for companies looking for a strategic base in one of the most dynamic economic regions of the Netherlands. Here is a description of the characteristics and advantages of this promising business destination:

1. Central location

The Lijnden business park is conveniently located in the Randstad, one of the most densely populated and economically active regions in the Netherlands. It is close to Amsterdam, Haarlem and Schiphol Airport, making it easily accessible from the main business and urban centres of the Netherlands.

2. Excellent accessibility

The site is well connected to the national motorway network, with direct access to the A9 and A5 motorways. This allows companies to do business quickly and efficiently, both nationally and internationally.

3. Proximity to Schiphol Airport

For companies with international interests, the proximity to Schiphol Airport offers unrivalled advantages. This makes it easy to arrange international business trips and to import and export goods worldwide.

4. Business facilities

The Lijnden business park is well equipped with modern facilities and amenities, including office spaces, distribution centres and production units. This makes it suitable for companies of various sectors and sizes.

5. Green and natural surroundings

Despite its commercial character, the Lijnden Business Park is surrounded by beautiful natural landscapes, including green fields and waterways. This creates a pleasant working environment for employees.

6. Sustainability

More and more companies are focusing on sustainability, and the Lijnden Business Park is no exception. Many companies on the site are taking measures to promote environmentally friendly practices.

7. Future growth potential

The Randstad remains a hotspot for economic growth in the Netherlands, and Lijnden Business Park benefits from this dynamic. Companies that establish themselves here have access to a large and growing market potential.

Whether you are a start-up looking for a strategic location or an established company looking to expand its activities, Lijnden Business Park offers an ideal mix of location advantages and business opportunities. It is a centre of economic activity and growth in the heart of North Holland.

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Privacy & Wwft

In the context of this rental, the tenant expressly declares in advance:

- to consent to the processing of their data in accordance with the Yield Real Estate B.V. Privacy Statement, as well as;
- to cooperate fully and unconditionally with all necessary investigations based on current legislation and regulations, including at least the Wwft.