



Wijnhaven 56 -70
3011 WS Rotterdam

€ 3.850 p.m.





PERFECT RENT

Price	€ 3.850 p.m.
Status	Rented
Acceptance	Directly

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Seize the opportunity to let your business thrive in a office space of 320m2 in the heart of the city at Wijnhaven 56. Optional indoor parking spaces are also available for rent.

In the Wijnhavenflat complex, you'll find a charming café on the ground floor, ideal for business meetings or a relaxing lunch or coffee break. Additionally, a personal trainer on the ground floor offers a perfect opportunity to work on personal fitness goals before or after work.

Location and Accessibility: The Wijnhavenflat is located in the heart of Rotterdam, on Wijnhaveneiland, offering views of the beautiful Wijnhaven. Wijnhaveneiland, an area undergoing full development and considered one of the most promising areas within the center, is enclosed between the Oude Haven, Blaak, Leuvehaven, and Boompjes. The area has been transformed into a vibrant live-work environment in recent years, partly thanks to large-scale developments such as Up:town, Bright, The Terraced Tower, and The Muse. Various public transport connections are available in the immediate vicinity, with the Rotterdam Blaak train/metro station about a 5-minute walk away. By car, the major exit roads of Rotterdam are easily accessible.

Layout and Amenities: Approximately 320m2 of office space on the second floor, beautifully arranged in open workspaces and two separate rooms, for example, to be used as offices or meeting rooms. Associated parking space in the complex's parking garage with its own electricity connection. Additionally, up to 5 parking spaces in the parking garage are optionally available. Optional various storage rooms in the basement of the building for rent. Several beautiful glass partitions.* Four toilets with anteroom. Pantry with built-in dishwasher, refrigerator, and close-in boiler.* Suspended ceiling with built-in lighting.* Air conditioning units, integrated into the suspended ceiling. Radiators and heating via district heating. Data cabling and connections.* Floor covering.* Sun protection on the rear side.

- The amenities marked with a star are not part of the rental and may be used free of charge by the tenant. Repair, maintenance, or replacement are the tenant's responsibility.

Destination and Use:

- According to the zoning plan Waterstad, the rented property falls under the destination 'Center 2'.
- The property can be used according to the zoning plan as: office or for social amenities such as education, religion, healthcare, social services, and public services.

Terms:

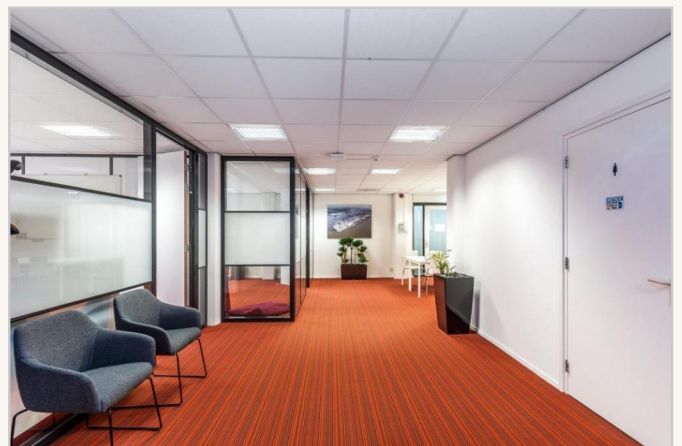
- Rent office: € 3,850 per month excl. VAT
- Rent parking space: € 150 per month excl.VAT
- Advance on service costs: € 22.50 per m2 per year excl. VAT
- VAT: 21% VAT is due over the rent and any service costs, with the possibility of tax-exempt rental against

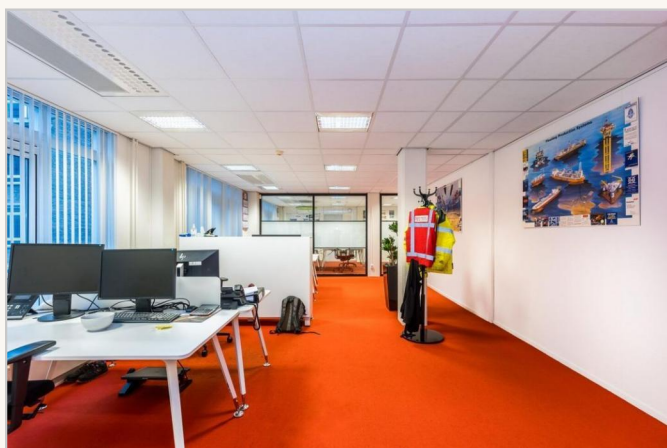
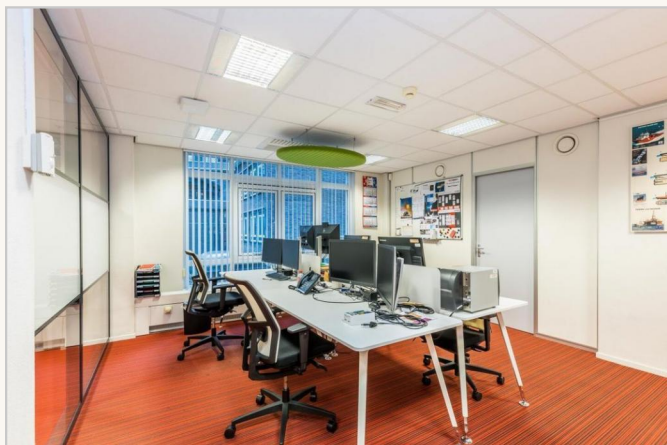


payment of a to-be-determined VAT compensation.

- Content of service costs: maintenance, repair, periodic inspection and/or checks of the internal elevator; maintenance, repair, periodic inspection and/or checks of the heating installation of the rented property; maintenance, repair, periodic inspection and/or checks of the heating installation of the common area; maintenance, repair, periodic inspection and/or checks of the hydrophore installation; maintenance, repair, periodic inspection and/or checks of the electricity and lighting installation of the common area; maintenance, repair, periodic inspection and/or checks of fire prevention; maintenance, repair, periodic inspection and/or checks of other technical installations; facilities and spaces belonging to the rented property or the complex of buildings of which the rented property is part; cleaning of the common area; supply of utilities for the common area and installations; glass insurance for the common area; window cleaning outside of the rented property; window cleaning outside of the common area; window cleaning inside of the common area; sewerage rights; waste disposal; maintenance, repair, periodic inspection and/or checks of the joint cooling installation of the rented property (not ceiling unit); electricity consumption of the joint cooling installation.
- Rental period: both a flexible and long-term rental period is possible.
- Notice period: twelve months, shorter periods are negotiable.
- Security deposit: equal to three times the monthly payment obligation.
- Lease agreement: based on the most recent ROZ model.

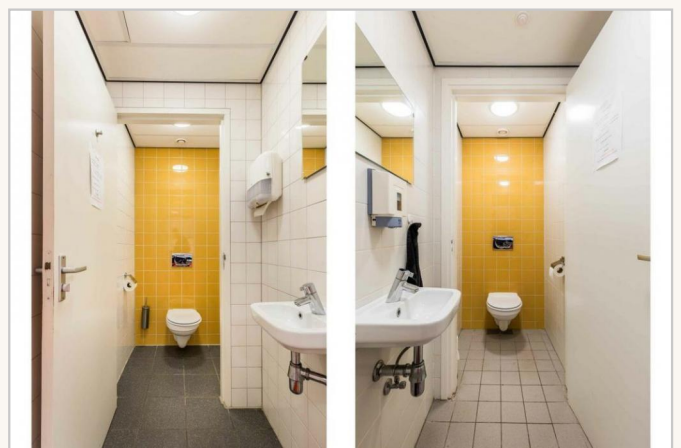
Interested? Contact us for more information or to schedule a viewing. A business space to enjoy awaits you!







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Paradijslaan 1
3034 SH Rotterdam

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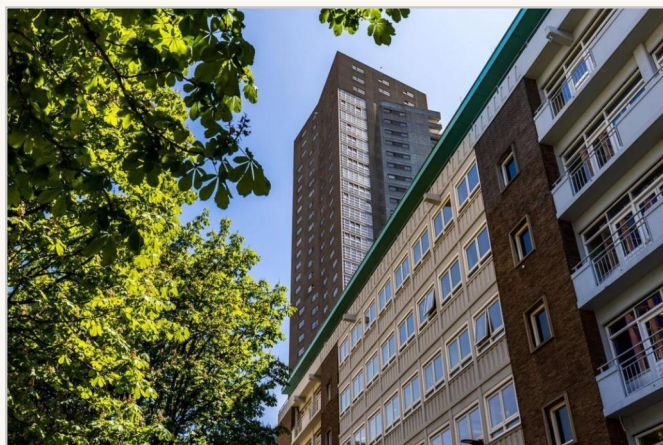
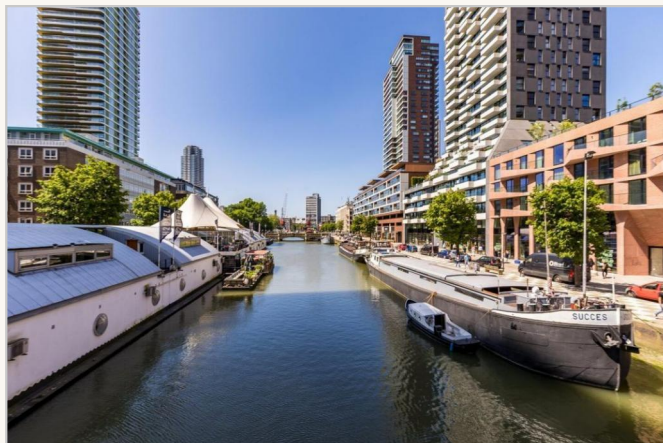
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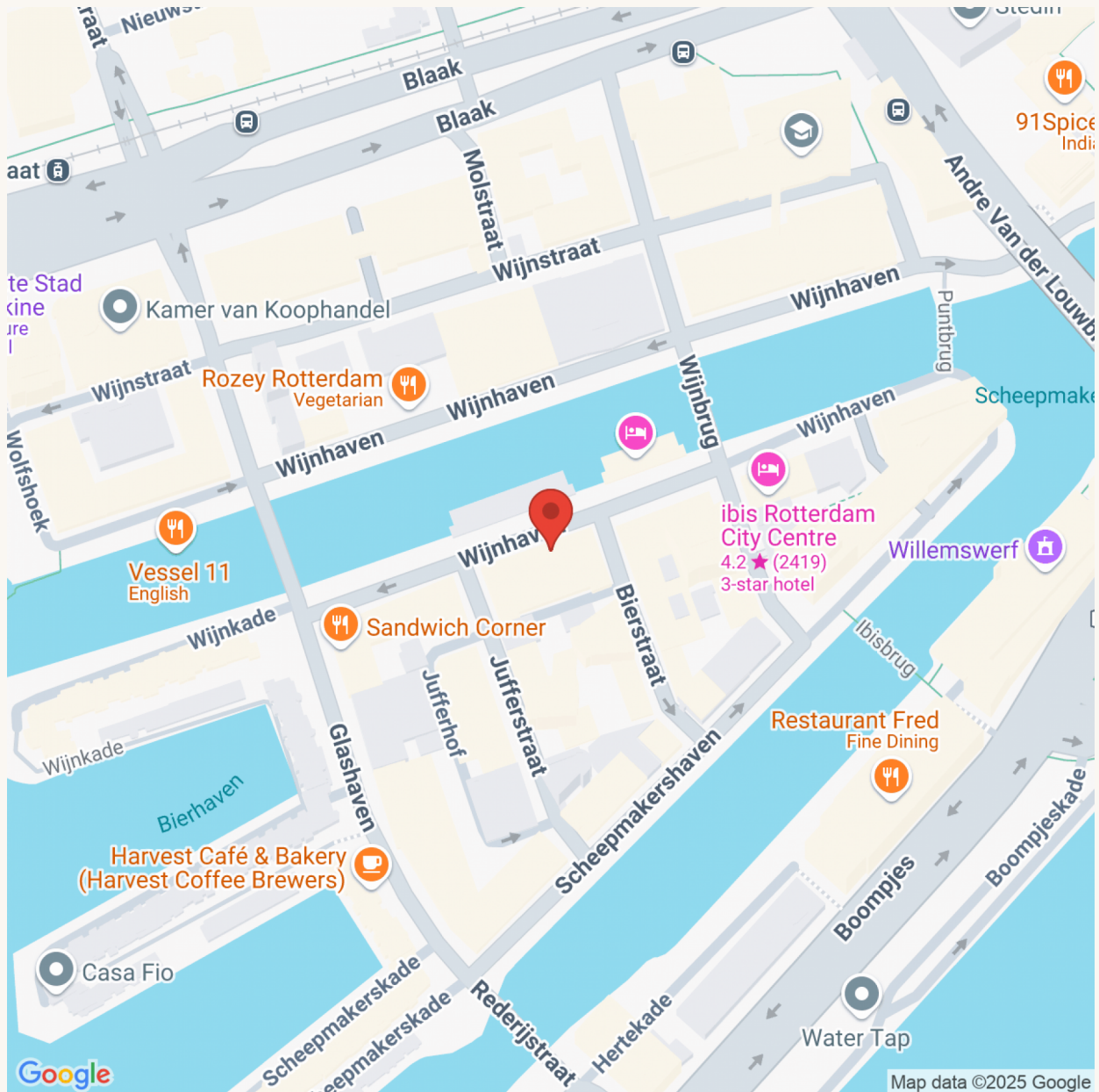
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