



PERFECT RENT



**Delftsestraat 19 A**  
**3013 AD Rotterdam**

**€ 8.950 p.m.**



**Perfect Rent**  
Paradijslaan 1  
3034 SH Rotterdam

**pararius**

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<b>Price</b>	€ 8.950 p.m.
<b>Status</b>	Available
<b>Acceptance</b>	Directly

Perfect Rent does not accept any liability regarding the veracity of the presented information, nor can any rights be derived from it.



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Discover this unique 853 m<sup>2</sup> business space at Delftsestraat 19 A in the heart of the city, brimming with space and possibilities.

#### Location and accessibility:

This business space is located in the Schiekade block on Delftsestraat. Now known as a cultural and creative hotspot and with leading development plans in the coming years. Central Station is just a 5-minute walk away.

#### Layout:

- Private entrance on the square on the Schiestraat. The first floor has a total of 258 m<sup>2</sup> and an impressive hall of approx. 150 m<sup>2</sup> with a ceiling height over 2 floors.
- Spacious basement of 193 m<sup>2</sup> with several rooms and a double toilet group.
- Second floor of 402 m<sup>2</sup>, ideal as office space. This has a double toilet group and a beautiful loft to the hall. The second floor is also accessible via the main entrance to the building on Delftsestraat. In consultation it is possible to rent part of this floor.

#### Facilities:

- Air conditioning.\*
- Air conditioning
- Radiators.\*
- Double toilet groups on the second floor and in the basement of which the men's WC are also equipped with a urinal.\*
- Partitions.\*
- Electricity and water supplies behind the main meter.\*
- Heating with city heating.
- The tenant is free to convert and adapt the space to his own wishes.

\*Facilities marked with a star do not belong to the rented property and may be used by the tenant free of charge. Repair, maintenance or replacement are the responsibility of the tenant.

#### Zoning and use:

According to the zoning plan "Schiekadeblok", the leased property falls under "Mixed 4".

The following businesses are therefore permitted:

- businesses up to category 2 of the List of Business Activities - Schiekadeblok with secondary retail;
- catering category 1;
- practice space;
- recreational facilities on the first floor and in the basement;
- social facilities that are not noise-sensitive objects;
- conference and meeting facilities;
- services on the first floor and basement;

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- office on second floor.

Conditions:

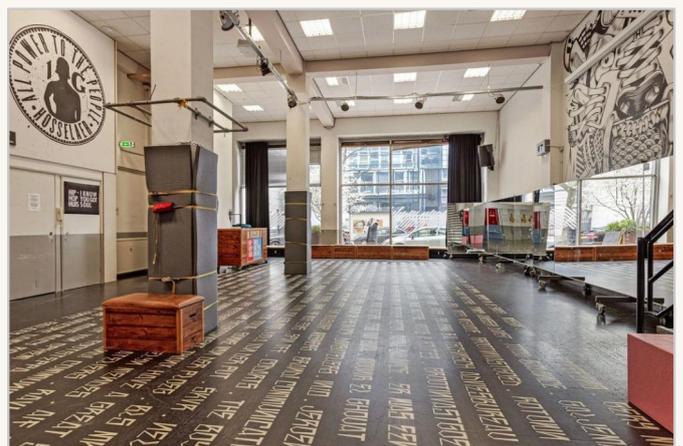
- Rent: € 8,950 per month excluding VAT.
- Sales tax: 21% sales tax is due on the rent and any service charges, with the possibility of untaxed rental against payment of a VAT compensation to be determined.
- Service costs for general facilities: € 10,- per m<sup>2</sup> per year excluding VAT.
- Rental period: 5+5 years. Shorter or longer periods are negotiable.
- Security deposit: three times the monthly payment obligation.
- Lease agreement: based on the most recent ROZ model.

Interested?

Please contact us for more information or to schedule a viewing. A business space to enjoy is waiting for you!



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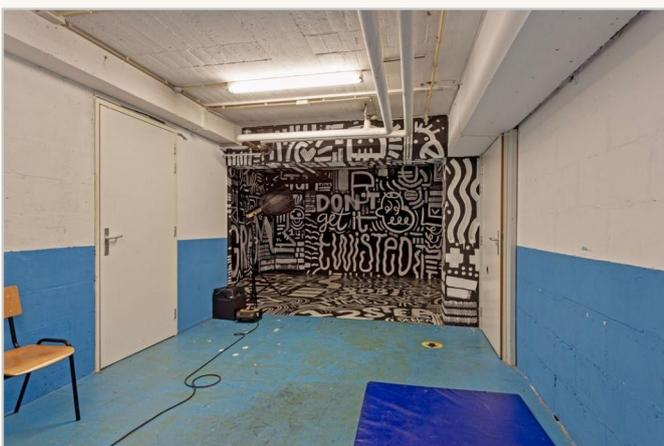
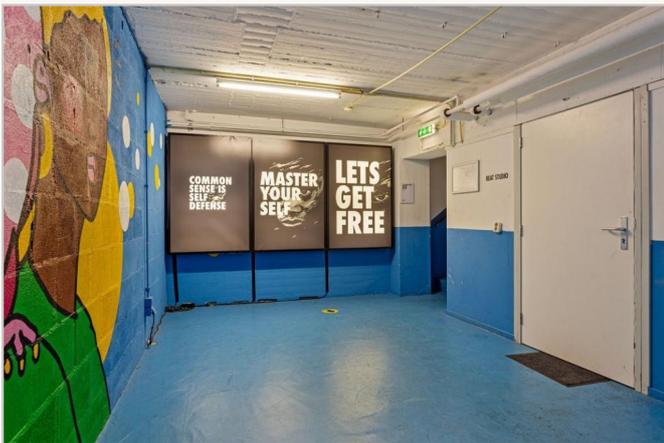
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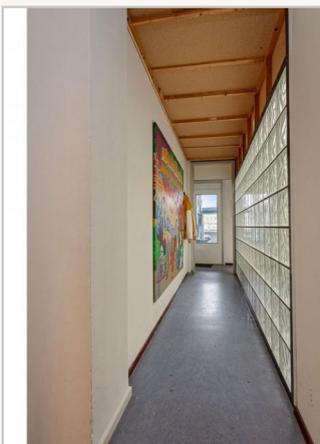
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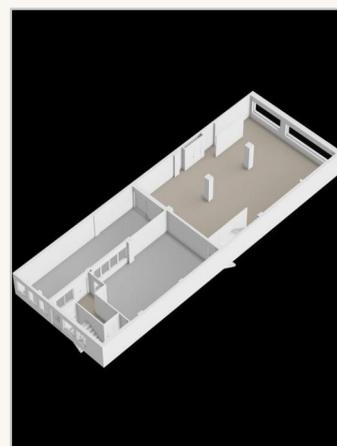
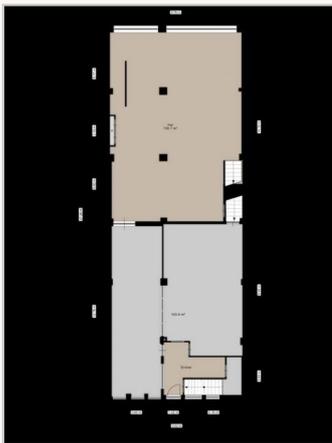
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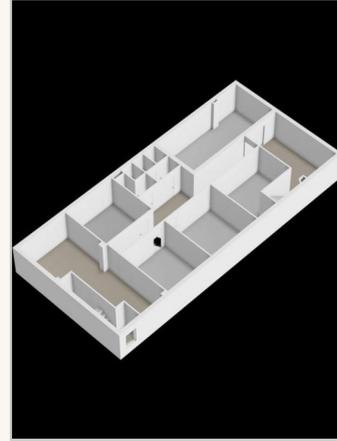
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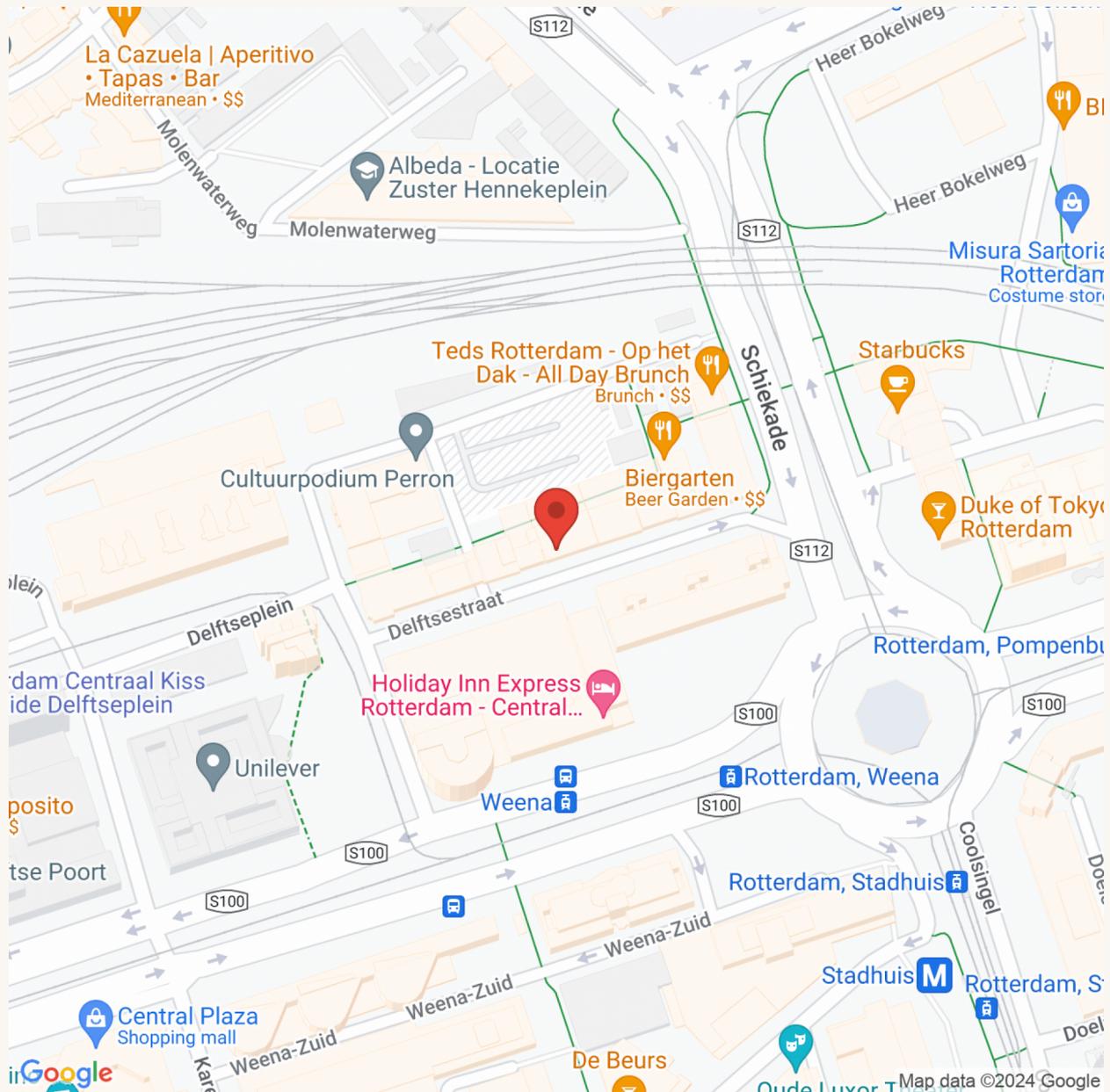


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