



**Delftsestraat 17 E**  
**3013 AC Rotterdam**

**€ 2.333 p.m.**





PERFECT RENT

<b>Price</b>	€ 2.333 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.



## **Bright, spacious, and move-in-ready office with an industrial character in the heart of Rotterdam!**

Looking for office space in a prime location? At Delftsestraat 17E, located in the Rotterdam Central District, we are offering a bright and spacious office space of approximately 176 m<sup>2</sup>. Situated on the top floor, the space benefits from large windows that allow abundant natural light. Featuring an industrial character and fully move-in ready. Curious? Schedule a viewing today!

### **Location and Accessibility**

- Address: Delftsestraat 17E, Rotterdam – an absolute A-location
- Situated in the Rotterdam Central District, right next to Rotterdam Central Station
- Surrounded by innovative companies, creative agencies, corporate offices, and coworking spaces
- Within walking distance of the Luchtsingel, which connects to Hofplein and Schiekade
- Vibrant and inspiring environment with restaurants, shops, and business hotspots

#### Public Transport

- Directly next to Rotterdam Central Station: train, metro, tram, and bus
- Fast connections to other cities such as Amsterdam, Utrecht, and The Hague
- International high-speed trains to Schiphol, Brussels, and Paris

#### Car Access

- Quick access to A20 and A13, connecting to The Hague, Utrecht, and Breda
- Street parking available with a permit

#### Bicycle and Shared Transport

- Easily accessible by bicycle (shared internal storage available)
- Plenty of options for shared transport, such as OV-bikes, shared scooters, and e-scooters

### **Layout**

- Impressive entrance with marble walls and a stately staircase

- Passenger elevator and light-filled stairwell located at the rear of the building

Upon entering the 4th floor, you will find:

Front office space (approx. 88 m<sup>2</sup>) complete with a pantry. Suitable for multiple workstations and customizable to your needs.

Rear office space (approx. 35 m<sup>2</sup>) with private storage. The partition walls are partially soundproof glass, providing an open and spacious feel while maintaining privacy.

Office/meeting room (approx. 14.5 m<sup>2</sup>) with a playful curved

Double toilet group, stylish and practical

- Internal storage in the basement (approx. 16 m<sup>2</sup>)
- Shared internal bicycle storage

In consultation with the landlord, the space can be customized to your preferences.

### Facilities

- Pantry\*
- Double toilet group\*
- Existing electrical provisions behind the main meter\*
- Air conditioning\*
- Partition walls\*
- Radiators\*
- Heating via district heating
- Laminate flooring\*
- Lamps\*
- Storage wall and meeting table possibly available for takeover from the current tenant

Facilities marked with an asterisk (\*) are not part of the rental agreement but may be used free of charge. Maintenance, repairs, or replacements are the tenant's responsibility.

### Zoning and Use

According to the "Schiekadeblok" zoning plan, the leased property falls under Article 7.1.b 'Mixed 4'. Permitted uses:



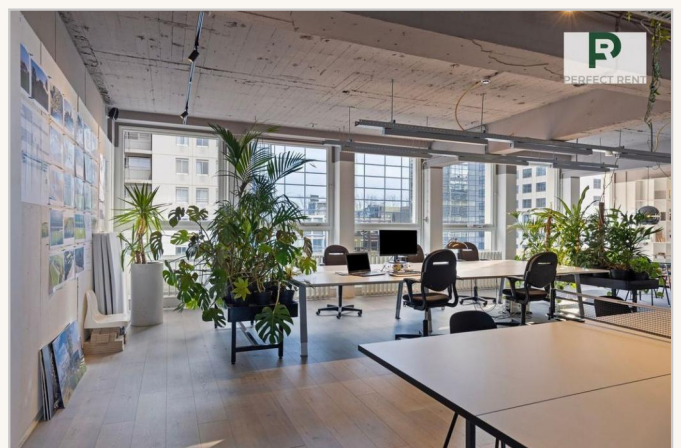
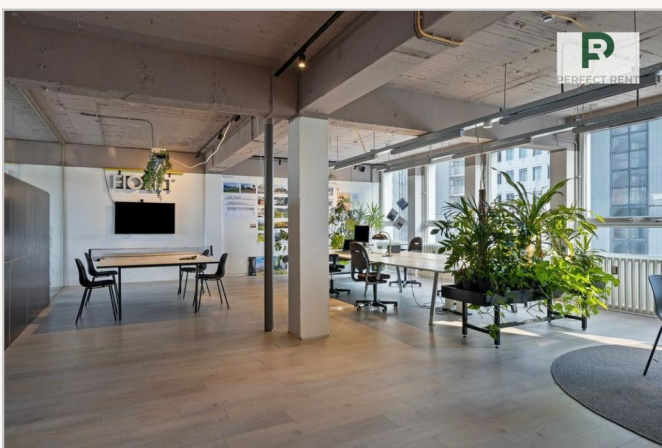
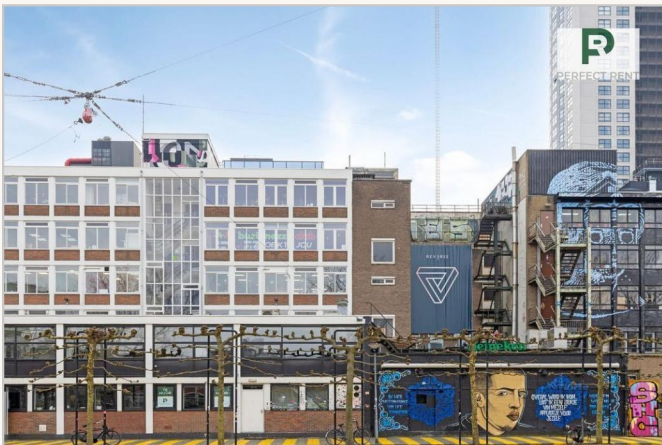
1. Offices
2. Businesses (up to category 2 of the List of Business Activities – Schiekadeblok)
3. Practice spaces
4. Meeting and conference facilities
5. Social facilities (excluding noise-sensitive objects)
6. Hotel (if specifically designated)

### Conditions

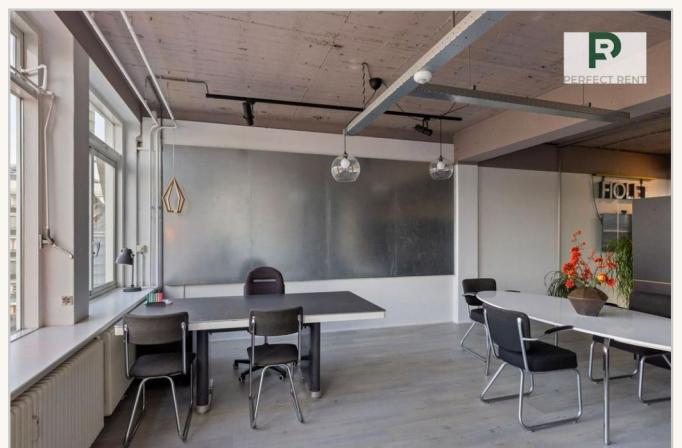
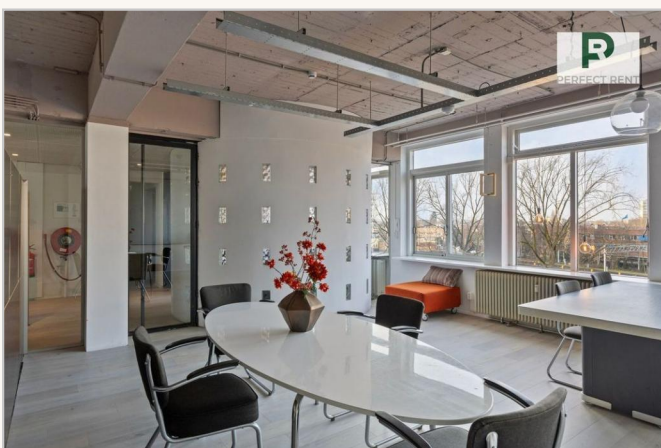
- Rent: € 2.333,- per month, excluding VAT
- VAT: 21% VAT applicable (option for tax-free rental with VAT compensation to be determined)
- Advance service costs: € 1.66,67,- per month, excluding VAT
- Rental period: both shorter and longer terms negotiable
- Security deposit: Three times the monthly payment obligation
- Lease agreement: Based on the most recent ROZ model

Interested? Contact us for more information or to schedule a viewing. This stunning office space is waiting for you! Bright, spacious, and move-in-ready office in the heart of Rotterdam!





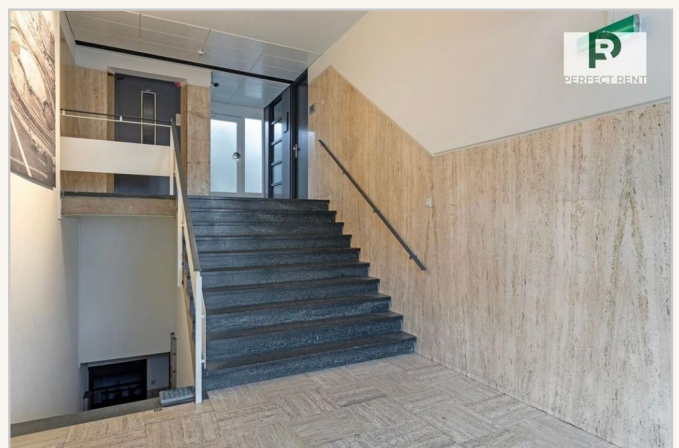








PERFECT RENT



**Perfect Rent**  
Paradijslaan 1  
3034 SH Rotterdam

**pararius**

**realstats<sup>nl</sup>**

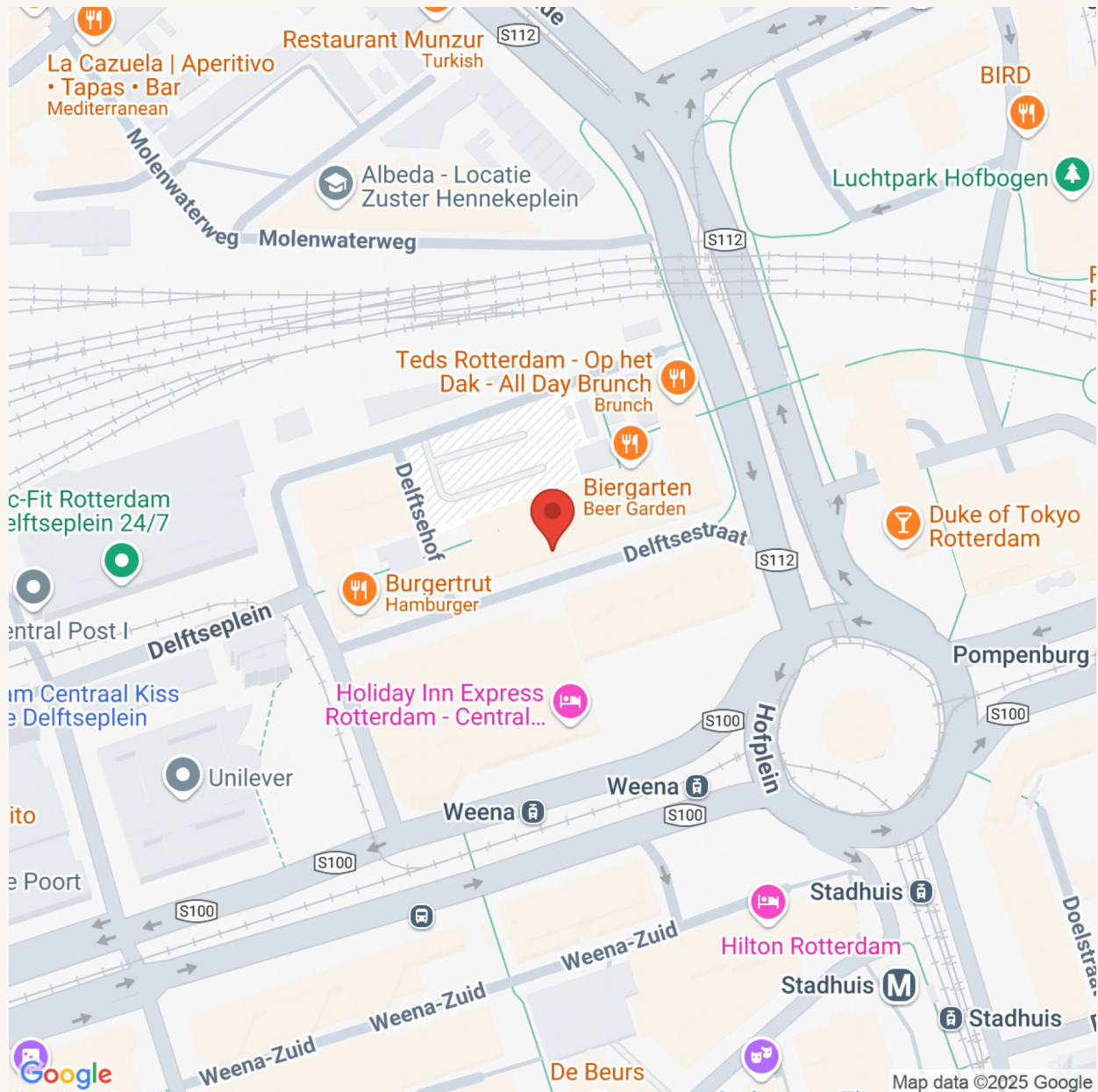
**funda**







PERFECT RENT



**Perfect Rent**

Paradijslaan 1  
3034 SH Rotterdam

pararius

realstats<sup>nl</sup>

funda