

For Rent

Sierenborch 4

Amsterdam Sloterdijk

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DESCRIPTION

A representative and fully fitted turnkey office space is available at Sierenborch 4 in Amsterdam Westpoort. The accommodation is divided over the ground floor and first floor and features a multifunctional area on the ground floor that is ideally suited for use as a showroom, reception area, or presentation space.

The modern business building was completed in 2023 and is characterized by its contemporary design and large glazed façades. The extensive windows provide abundant natural daylight and excellent visibility from the public road. The property benefits from both office and industrial zoning.

The current layout includes a private entrance with reception facilities, several office and meeting rooms, phone booths, a studio, a pantry with kitchen facilities, sanitary amenities, and a spacious breakout and lounge area. As a result, the property is well suited to a variety of occupiers seeking to combine office accommodation with a representative showroom or presentation function.

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THE BUILDING

Building surface

The total surface of the building is 1,730 sq. m . l.f.a.

Available surface

Ground floor: approximately 98 sq. m. l.f.a.
First floor: approximately 555 sq. m. l.f.a.

Parking

The rental price includes four parking spaces on the secured private parking area.

Sustainability

The building holds an A++++ energy label.

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RENTAL CONDITIONS

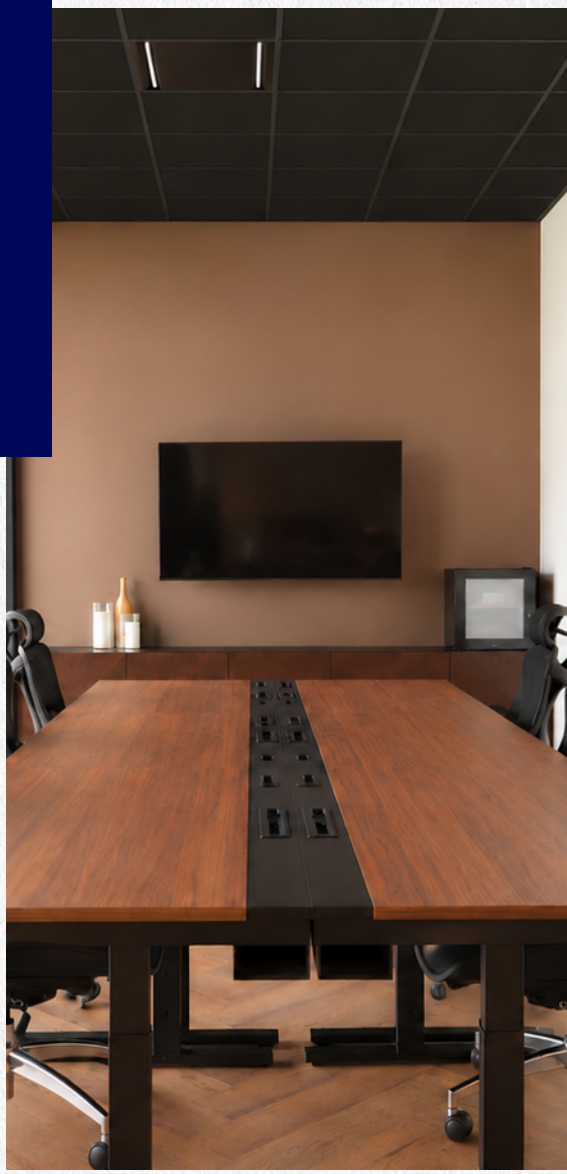
Rental price
€ 180 per sq. m. l.f.a. per year.

Service costs
€ 30,- per sq m. l.f.a. per year.

Price parkingspot
Included in the rental price.

Lease term
5 + 5 years.

Commencement date
Immediately available.



*All prices are excluding VAT.

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Delivery level

The office space will be delivered in their current turnkey condition, including:

- Private entrance with reception facilities;
- Various office rooms;
- Multiple meeting rooms and phone booths;
- Ground-floor showroom and/or presentation area;
- Spacious breakout and lounge area;
- Studio and recording room;
- Pantry and kitchen facilities;
- Sanitary facilities;
- Shower facilities;
- Air conditioning units;
- Data and electrical connections;
- Finished floors, walls, and ceilings;
- Existing lighting fixtures.
- Parking
- Four parking spaces are available on-site.



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ACCESSIBILITY

By car

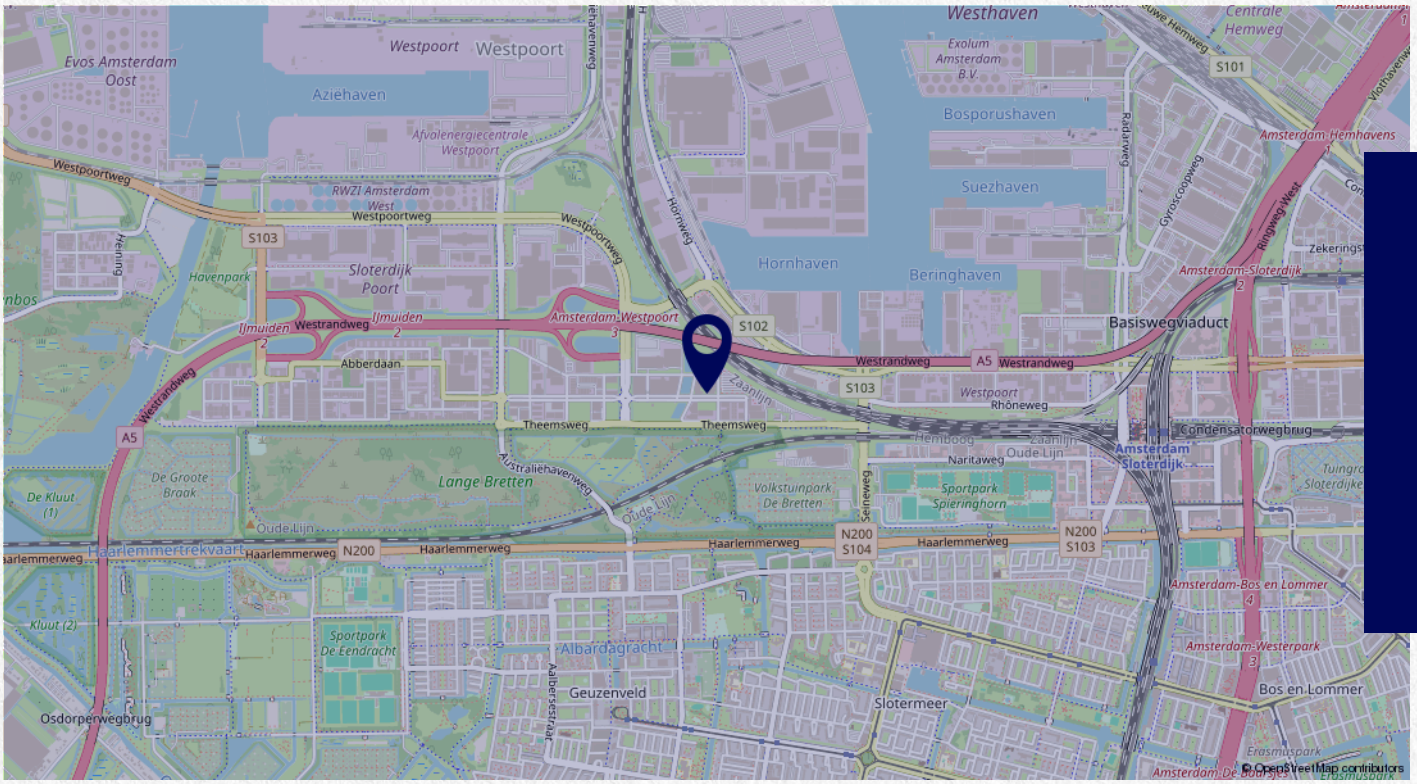
The property is easily accessible via the A5 and A10 motorways. Amsterdam's main arterial routes can be reached within minutes.

By public transport

The Burgemeester van Leeuwenlaan bus stop is located approximately 3 minutes' walk from the property. The Jarmuiden and Naritaweg stops are approximately 15 minutes' walk away. These stops offer various bus connections to Amsterdam Sloterdijk Station and other parts of Amsterdam.

Location

The property is located on the Sloterdijk III business park in Amsterdam Westpoort. The immediate area is home to a range of businesses and large-scale retail and trade operators, including Würth, Hillen & Roosen, Hornbach, Carglass, and JYSK.



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USP's



Fully Fitted Turnkey Workspace with Showroom Potential

Move-in ready office accommodation featuring a dedicated showroom/ presentation area, private entrance, meeting rooms, phone booths, studio facilities, and premium breakout spaces, offering an ideal solution for occupiers seeking both office and client-facing functions under one roof.

Outstanding Visibility & Accessibility

Located in Amsterdam Westpoort with direct access to the A5 and A10 motorways, the property combines excellent regional connectivity with strong roadside visibility thanks to its prominent position and expansive glazed façades.

Future-Proof & Sustainable Business Environment

Completed in 2023 and awarded an A++ ++ energy label, the building offers a modern, energy-efficient working environment that aligns with ESG ambitions while helping occupiers manage operational costs.

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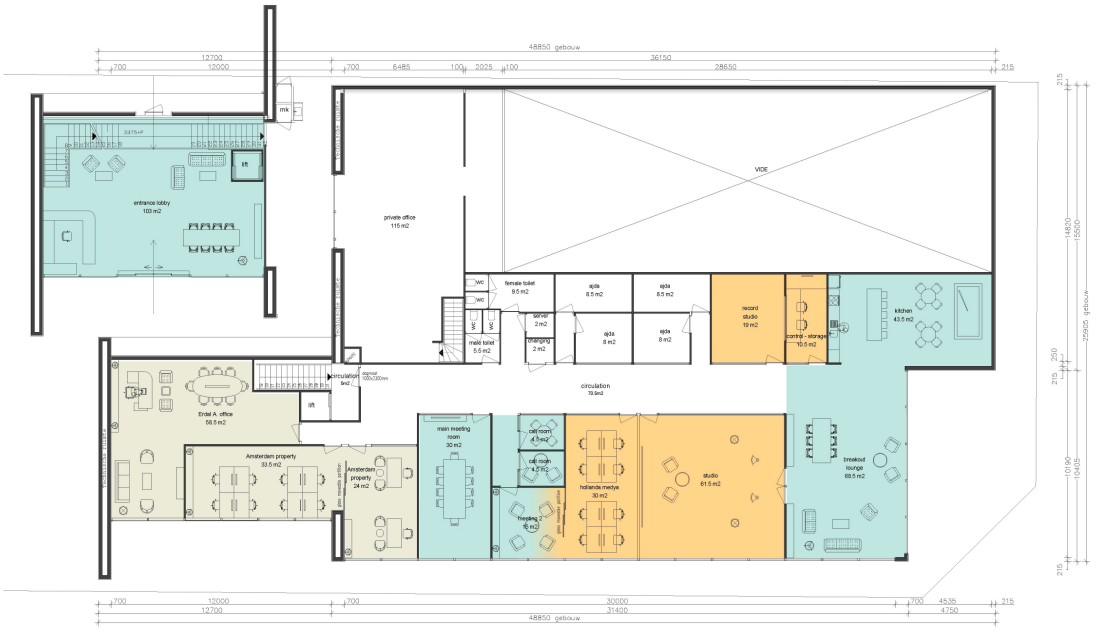
A rare opportunity to occupy a brand-new, fully fitted workspace where office, showroom and presentation functions come together in a highly visible and sustainable building

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FLOOR PLANS

GROUND FLOOR

Floor Plan





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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 Netherlands we work with 360 professionals who think differently and share the best ideas in a culture of entrepreneurship. Our clients can count on a reliable partner who provides well-thought-out advice. A party that shows them the right opportunities in the real estate sectors.

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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