PERFECT RENT

Wijnstraat 96 F
3011 TR Rotterdam

€ 2.450 p.m.

Perfect Rent
Paradijslaan 1
3034 SH Rotterdam

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Price	€ 2.450 p.m.
Status	Rented
Acceptance	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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Seize this unique opportunity to grow your business in a rugged turn-key office space of 163m², located on the fourth floor of the prestigious Coloniahuis at Wijnstraat 96 F, in a prime location in the heart of the city. The Coloniahuis, an icon of post-war architecture, combines historical charm with a contemporary touch, providing an inspiring work environment.

Location and accessibility:

The Coloniahuis is ideally located, beautifully situated between the vibrant city center and the dynamic Wijnhaveneiland. The Beurs and Blaak metro stations are just a 5-minute walk away, ensuring excellent public transport accessibility. This proximity to major transport hubs makes the Coloniahuis a perfect choice for companies that value convenience and accessibility.

Layout and amenities:

- Approximately 163m² of office space on the fourth floor, nicely arranged in a large bright open work area, a second smaller work space, and a meeting room/private office.
- Optional various storage areas in the basement of the building for rent. Shared bicycle storage on the ground floor.
- Elegant glass partition separating the meeting room/private office.* Modern pantry with built-in refrigerator, close-in boiler, and dishwasher.*
- Sleek toilet group with 2 toilets. Acoustic ceiling panels.*
- Radiators/heating via district heating. Window coverings.*

*The amenities marked with an asterisk are not part of the leased property and can be used by the tenant free of charge. Repair, maintenance, or replacement are the responsibility of the tenant.

Destination and use:

According to the zoning plan Waterstad, the leased property falls under the designation "Center 1". The leased property can be used according to the zoning plan as: office or for social facilities such as education, religion, and healthcare. Terms:

Rent:
- €2,450 per month excl. VAT.
- Advance payment of service charges: €475 per month excl. VAT including, among other things, the advance payment for heating, electricity, and water.
- Value-added tax: 21% VAT is payable on the rent and any service charges, with the possibility of VAT-exempt leasing against payment of a to-be-determined VAT compensation.

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- Lease period: both flexible and long-term leasing periods are possible up to a maximum of October 2028.
- Notice period: twelve months, shorter periods are negotiable.
- Security deposit: equal to three times the monthly payment obligation. Lease contract: 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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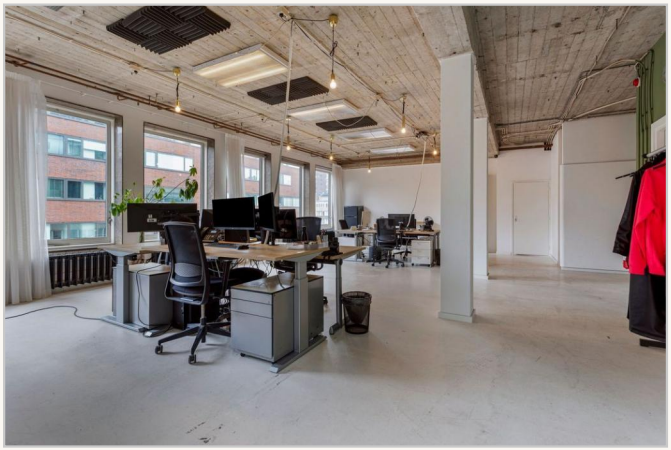

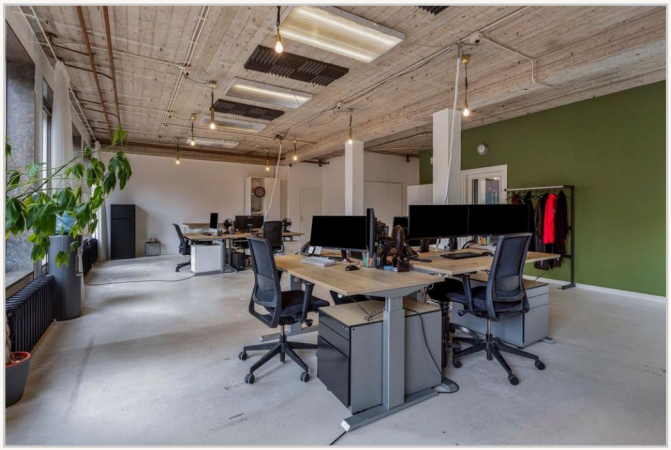

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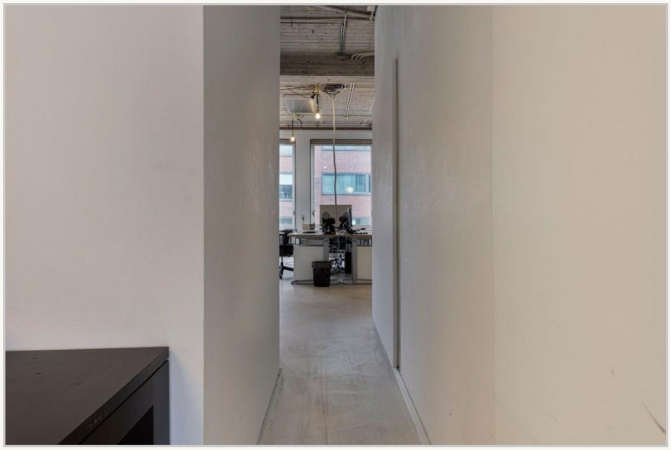

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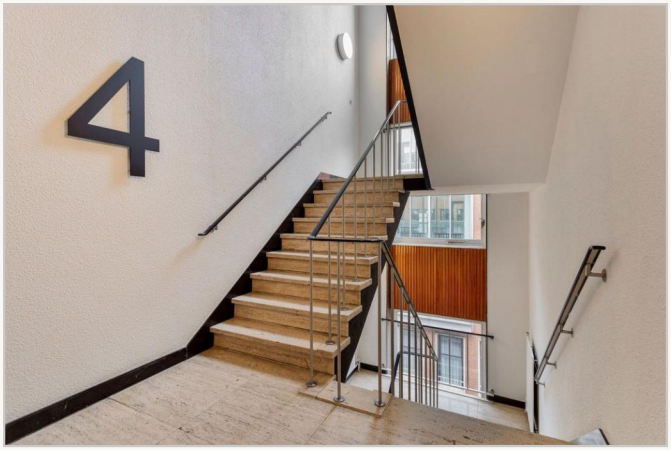

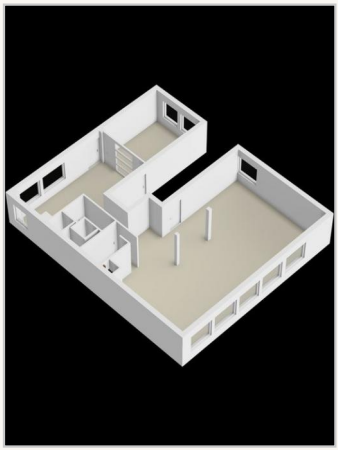

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