



PERFECT RENT



Delftsestraat 17 E
3013 AC Rotterdam

€ 2.333 p.m.



Perfect Rent
Paradijslaan 1
3034 SH Rotterdam

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Price	€ 2.333 p.m.
Status	Rented
Acceptance	Directly

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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 m². 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 m²) complete with a pantry. Suitable for multiple workstations and customizable to your needs.
- Rear office space (approx. 35 m²) 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 m²) with a playful curved.
- Double toilet group, stylish and practical.
- Internal storage in the basement (approx. 16 m²).
- 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;



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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).

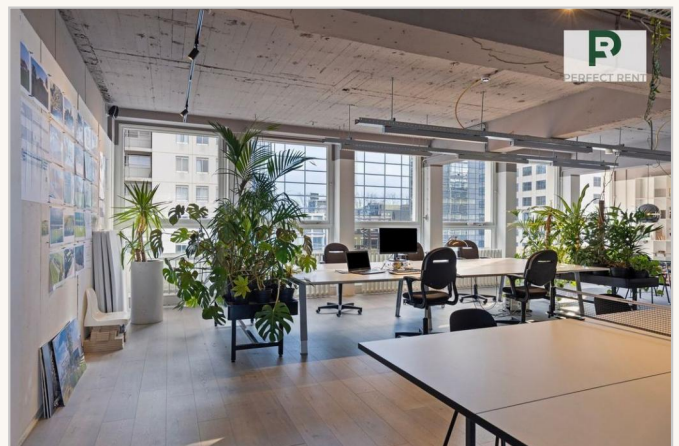
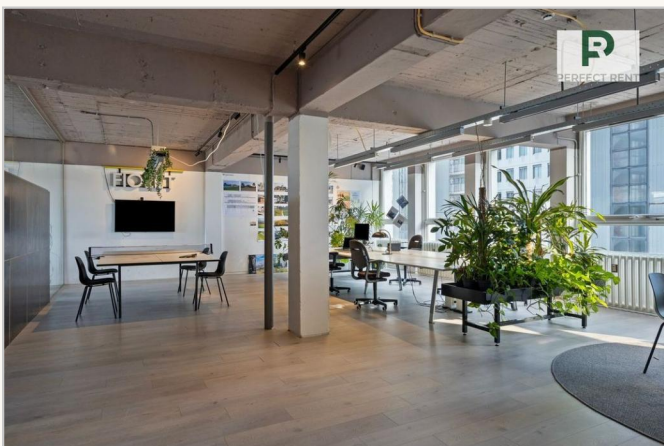
Conditions

- 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!



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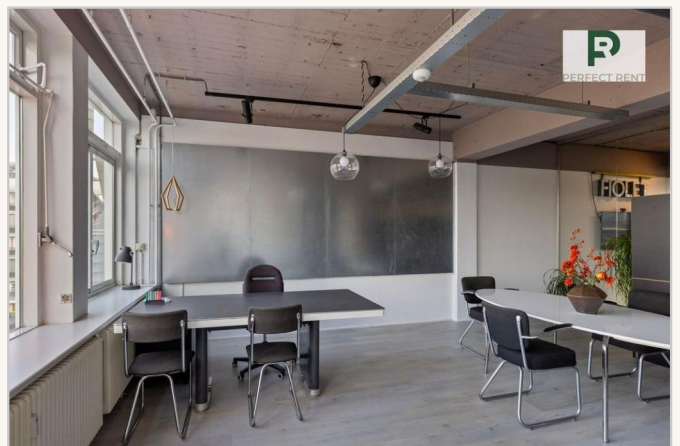
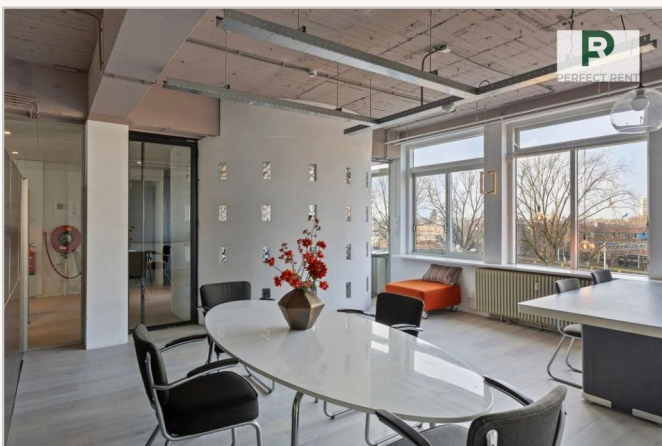
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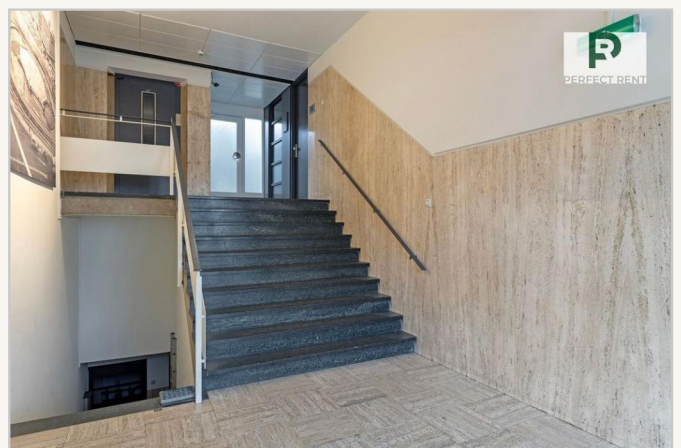
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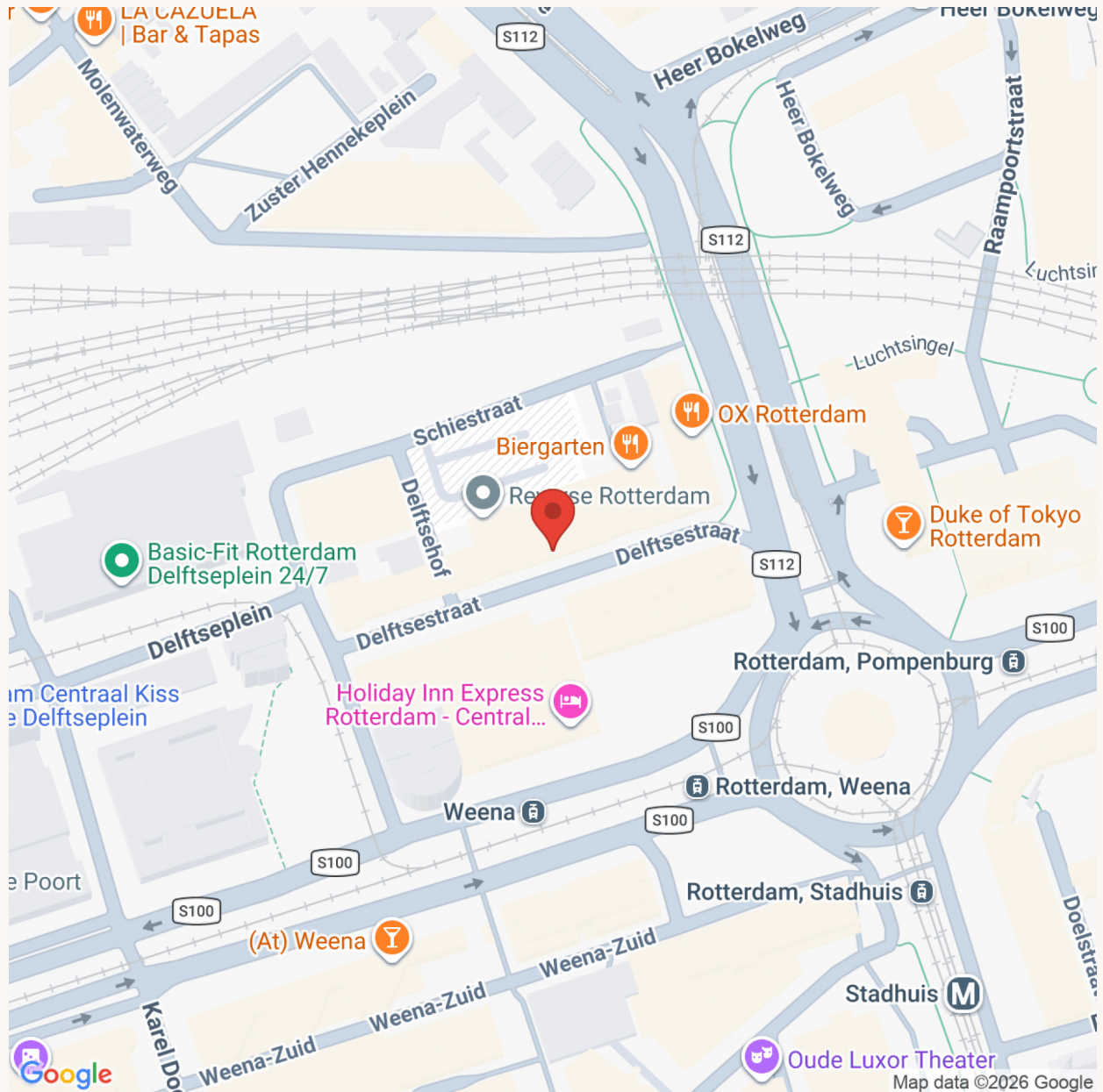
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