



PERFECT RENT



**Wijnhaven**  
**3011 WS Rotterdam**

**€ 4.995 p.m.**



**Perfect Rent**  
Paradijslaan 1  
3034 SH Rotterdam

**pararius**

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

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<b>Price</b>	€ 4.995 p.m.
<b>Status</b>	Available
<b>Acceptance</b>	Directly

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### **Description**

Spacious commercial space with potential in a prime location in Rotterdam's Maritime District! Looking for a characterful commercial space in the center of Rotterdam with beautiful views of the water? At Wijnhaven 58, we are offering a spacious and multifunctional space totaling approximately 542 m<sup>2</sup>. The space will be delivered vacant and can be customized to your own requirements.

In the De Wijnhavenflat complex, you will find an attractive café on the ground floor, ideal for business meetings or a relaxed lunch or coffee break. A personal trainer on the ground floor also offers the perfect opportunity to work on your personal fitness goals before or after work. A unique opportunity for those who want to invest in a dynamic working environment in a prime location!

### **Location and accessibility:**

Wijnhaven 58, Rotterdam – located in the Maritime District, in the heart of the city center. A lively waterfront area, surrounded by modern residential towers, restaurants, offices, and creative hotspots. Within walking distance of Blaak station (metro, train, tram). Excellent connections to Rotterdam Central Station and surrounding cities. Easily accessible via the Maasboulevard and the Erasmus Bridge. Parking available in several parking garages in the immediate vicinity. Various shared transportation options are available in the area (bicycles, scooters, cars).

### **Layout and facilities:**

- The space is situated on the third floor of the Wijnhavenflat.
- This space is offered in shell condition, with a number of partition walls and a separate entrance. The space is currently divided into a number of classrooms, but the layout can be completely customized.
- Separate entrance.
- Three double toilet groups (can be renovated in consultation with and at the expense of the landlord).
- Possibility to install air conditioning unit(s).
- Various storage rooms in the basement of the building are available for rent.
- The building has a shared bicycle storage room.
- Suspended ceiling with built-in lighting.
- Radiators and heating via district heating.
- Data cabling and connections.
- Carpeted floors.
- Sun blinds at the rear.

\* The facilities marked with an asterisk are not included in the rent and may be used free of charge by the tenant. Repair, maintenance, or replacement are the responsibility of the tenant.

### **Designation and use**

According to the Waterstad zoning plan, the rented property falls under the designation "Centrum 2."

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The rented property may be used in accordance with the zoning plan as: an office or for social facilities such as education, religion, healthcare, social services, and public services.

#### **Conditions**

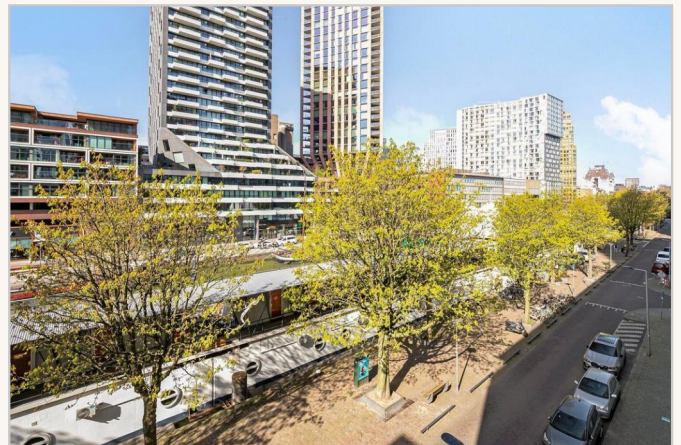
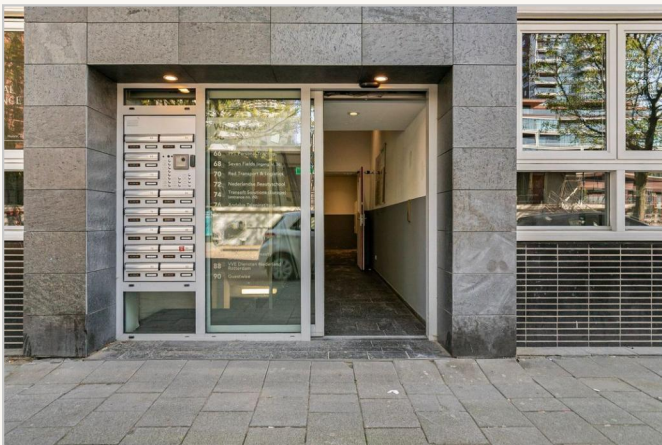
- Rental price: € 4,995.00 per month (excl. VAT).
- Service costs: € 677.50 per month (excl. VAT).
- Sales tax: 21% sales tax is payable on the rent and service costs, with the option of tax-free rental against payment of a VAT compensation to be determined.
- Lease term: negotiable. Both short and longer periods are negotiable.
- Delivery: in current condition.
- Deposit: three months' rent including VAT and service costs.
- Rental contract: in accordance with the ROZ model for office space.

#### **Interested?**

Curious about this unique space on the Wijnhaven? Contact us today for more information or to schedule a viewing.



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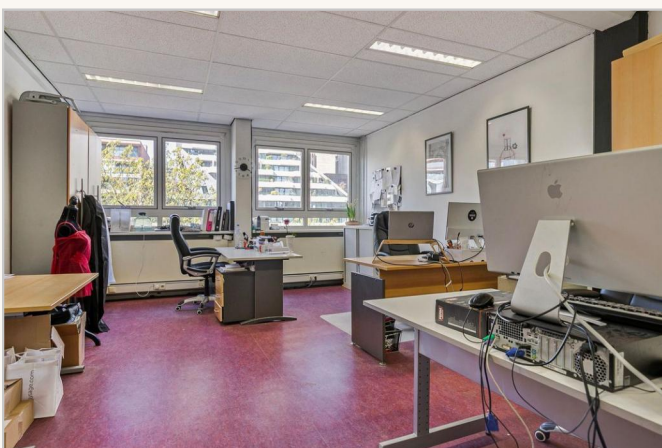
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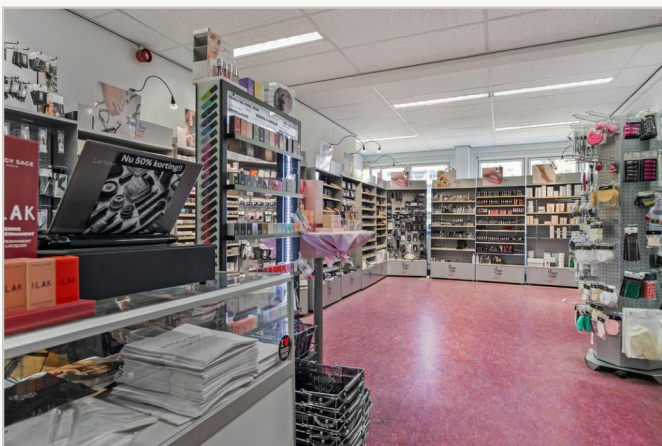
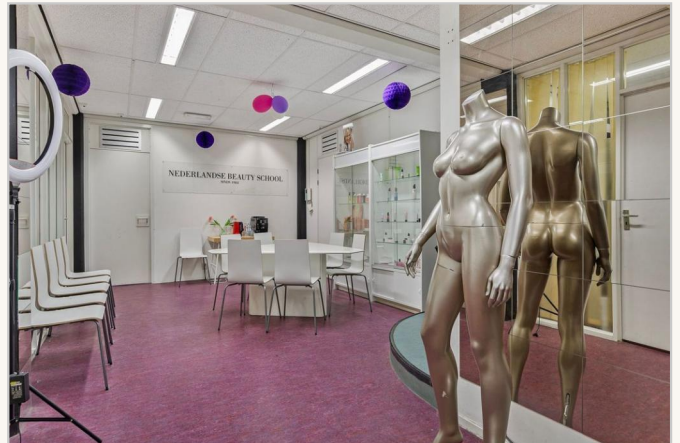
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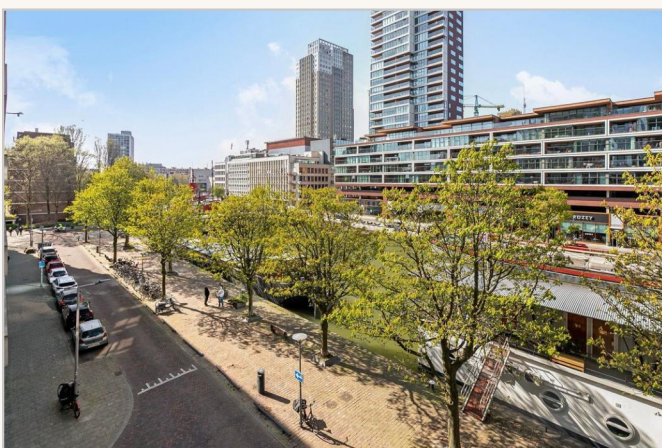
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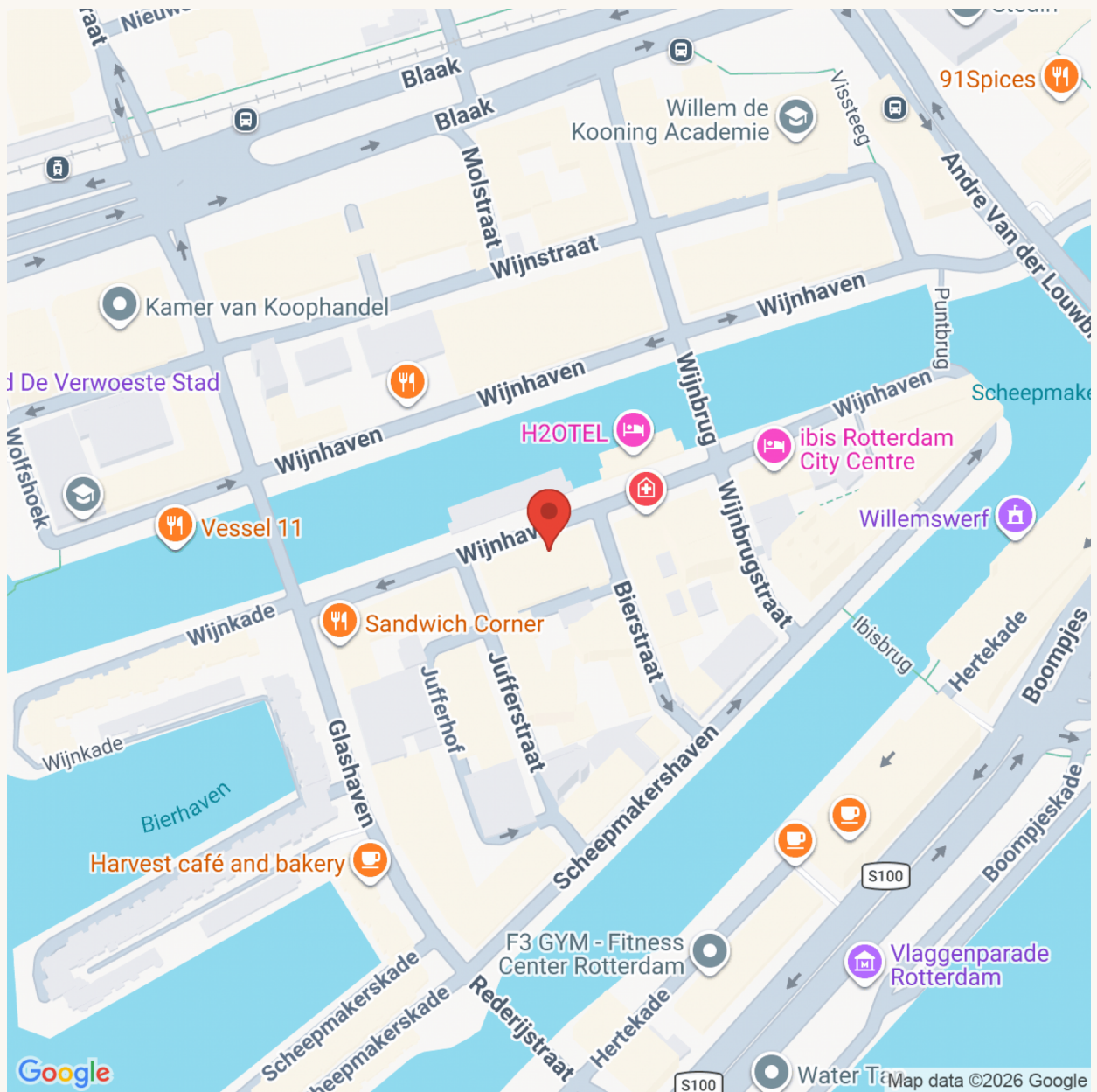
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