



LETTING INFORMATION

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**CATHARIJNESINGEL 47 - UTRECHT**

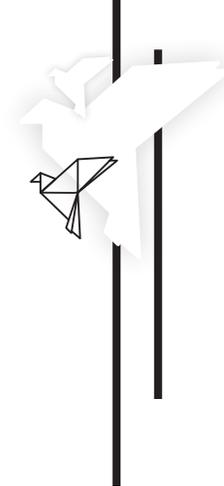
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02 THE CATH

CATHARIJNESINGEL 47 - UTRECHT



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# THE CATH

**CATHARIJNESINGEL 47 - UTRECHT**

The impressive office building The Cath on the Catharijnesingel in Utrecht has been completely redeveloped to accommodate the wishes and needs of contemporary organizations and their employees. The wide stairs, eye-catching atriums and abundance of natural light give the building a light and welcoming character.

Large floor areas are not obstructed by a stereotypical partitioning, but invite a tailor-made lay-out. Food & Beverage facilities nicely blend together with the informal meeting places. The beautifully finished meeting rooms can be used in a flexible manner. The Cath is a unique place to work in the heart of Utrecht where you can experience the district's buzz, or find a spot to work in peace.



Front main entrance



Reception desk



The building's image has undergone a major transformation, resulting in a beautiful, contemporary facade. The large windows framed by stone give an impressive appearance. Giant glass surfaces give the light free rein. The architects have succeeded in transforming The Cath into a modern gem in the city center of Utrecht.



# FUTURE PROOF TRANSFORMATION

'The historic building structure from the 1960s is recognizable and remains unaffected by the addition of the glass-like structure. The image of the original layered architecture has been restored and blends together with the facade and materials of the new construction.'

*Eric Priester, IDEA Ontwerp BV*

'The atriums, stair connections and natural light bring dynamism into the building. The inviting coffee bar, restaurant and meeting rooms offer space to meet, work together, discuss and relax. As such, The Cath offers something extra; a unique, inspiring place to get together.'

*Estelle Batiste, Fokkema & Partners Architecten*





# LOCATION

Due to its strategic location Utrecht has a favorable economic position. Utrecht Central Station plays a key role in this. Together with the adjacent shopping & office centre Hoog Catharijne the central station area of Utrecht has been rigorously modernized in recent years. This has had a positive impact on the area's accessibility and has made the area more attractive altogether.

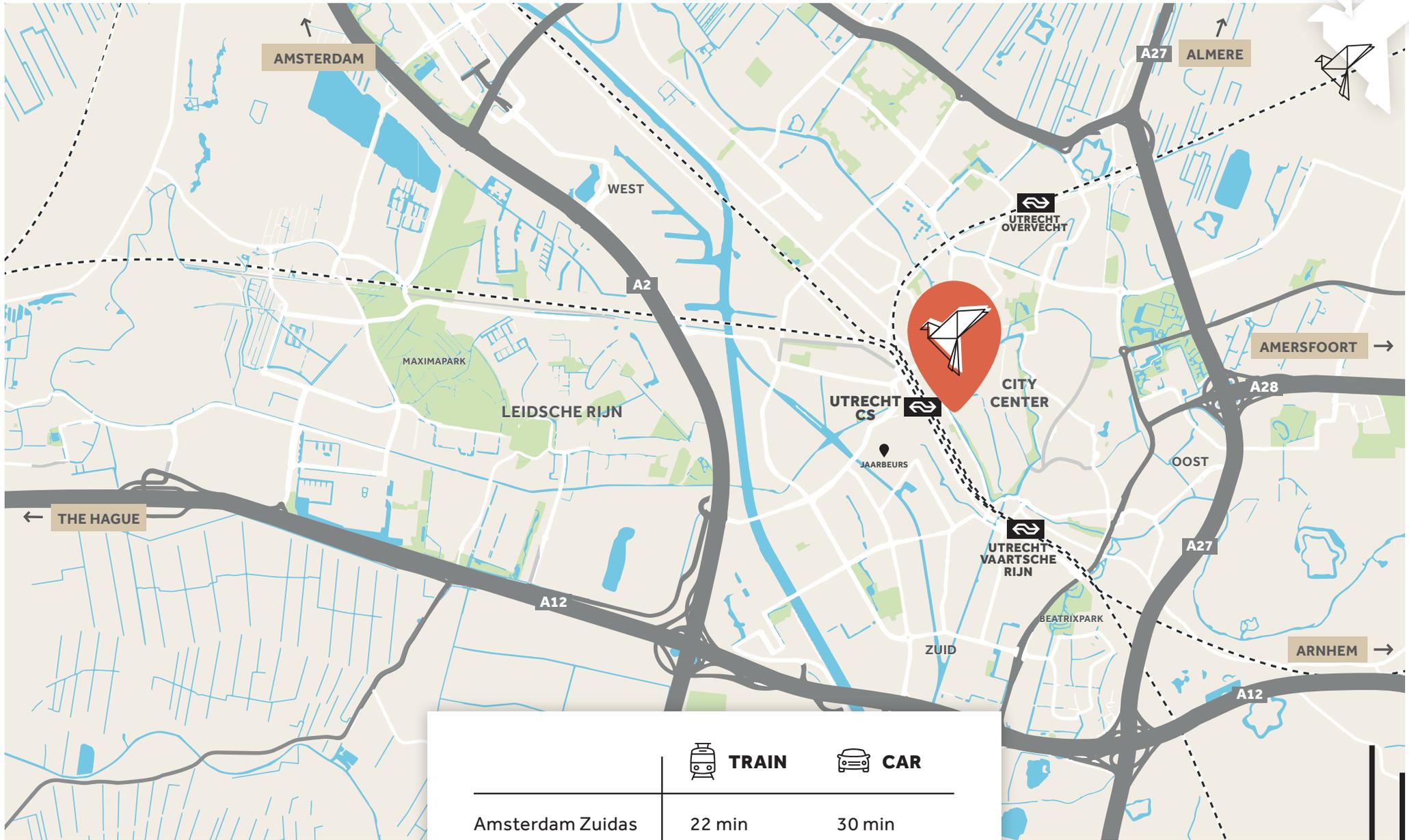
Utrecht is a city in transition. On the one hand the cosy city centre with its monumental, rich facades is greatly valued. In 2020 the Catharijnesingel (canal) was restored to

its former glory: asphalt has given way to water, making the Singel waterway her charming old self again. At the same time a continuous modernization process is taking place, providing contemporary living- and work demands. With The Cath as an example 'par excellence'.

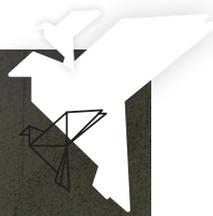
The Cath is located on an important geographic location, directly connected to Utrecht Central Station through the entrances of shopping and office center Hoog Catharijne. On the west side modern and efficient high-rise buildings are situated, where a large number

of companies in financial services are tenants (Utrecht CBD). The east side of the station provides access to the bustling city center of Utrecht, where monumental buildings with retail and catering can be found in abundance. The environment is complemented by the Singel canal and the tranquility of the Singel Park within walking distance. A serene area to withdraw from the busy city and enjoy a stroll along the canal.





	 TRAIN	 CAR
Amsterdam Zuidas	22 min	30 min
The Hague	37 min	45 min
Schiphol	29 min	35 min
Rotterdam CS	37 min	45 min





# FACILITIES

- Two entrances; main entrance at the front with access for disabled persons, second entrance at the back leading to the car park;
- Large floors with flexible plans, easy to divide, accommodating 1, 2 or 3 tenants per floor;
- Elevators, stairs and toilets finished to a high specification, incorporated in the central core;
- Several roof terraces offer beautiful outdoor spaces for users;
- Reception area with informal seating
- Shared meeting facilities, available per hour;
- Restaurant with combined lunch and work areas;
- Open zones, connected through voids and double staircases;
- Possibility of facilitating a fully serviced office with operator;
- Changing room with shower facility;
- Electric shared cars and parking spaces available for rental;
- Spacious area for storing bicycles





## **FINISHING SPECIFICATIONS**

- Completely renovated office building with a contemporary character;
- High windows with creative atriums;
- State of the art facade with natural light from both sides;
- Climate comfort class A;
- Energy label A;
- Completely renewed climate installations;
- High specifications finishing with leveled floors and painted walls;
- Cooling, heating and LED lighting incorporated in climate ceiling.

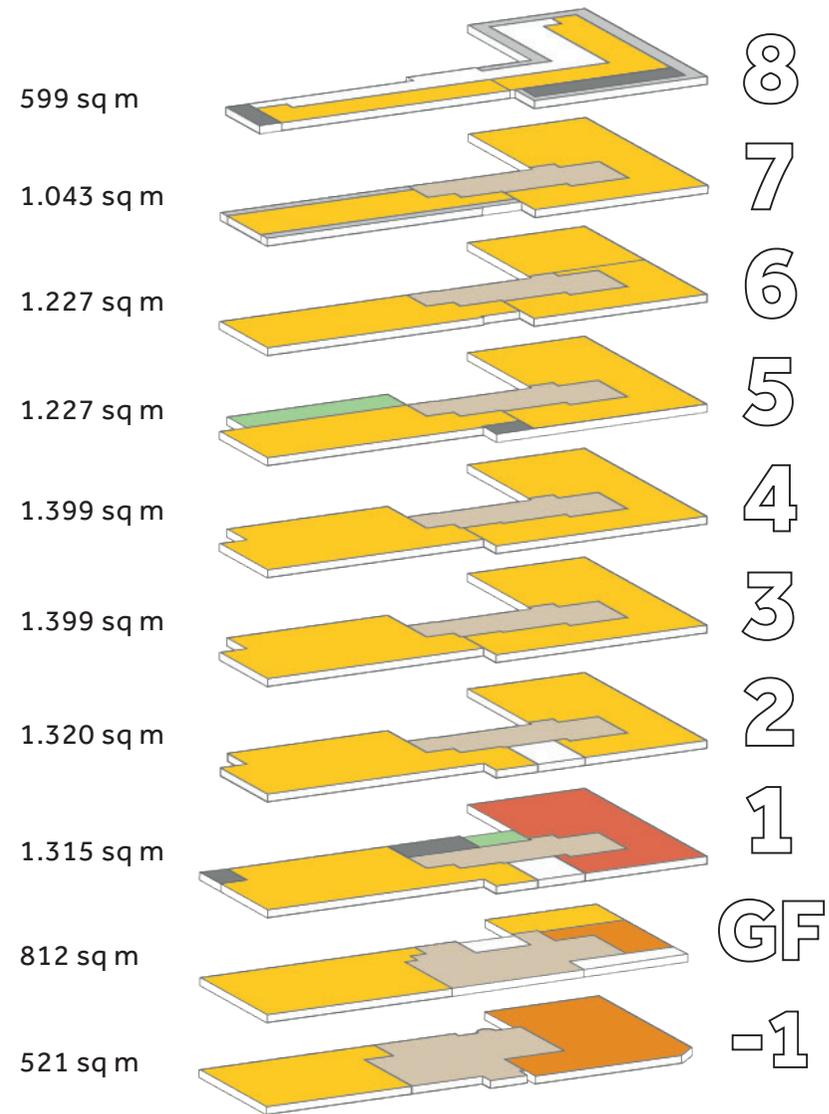






# FLOORS

The Cath covers 10 floors, with a total lettable floor area of 10,862 sq m.

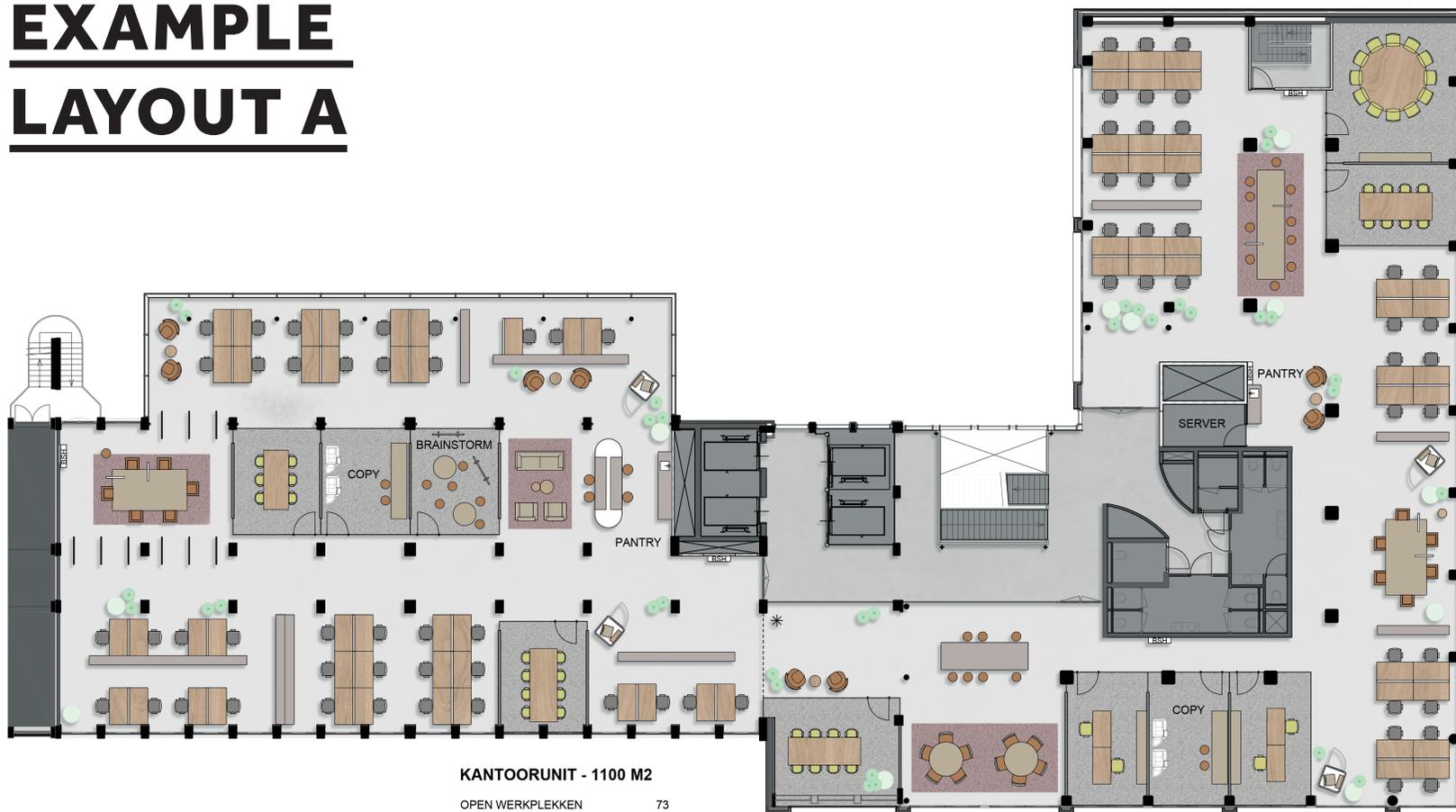


CATHARIJNESINGEL 47 - UTRECHT

- Restaurant
- Leased
- Roof top terras
- Roof
- Green roof
- Office areas
- Common areas



# EXAMPLE LAYOUT A



### KANTOORUNIT - 1100 M2

OPEN WERKPLEKKEN	73
TOUCHDOWN WERKPLEKKEN	22
TOTAAL	95

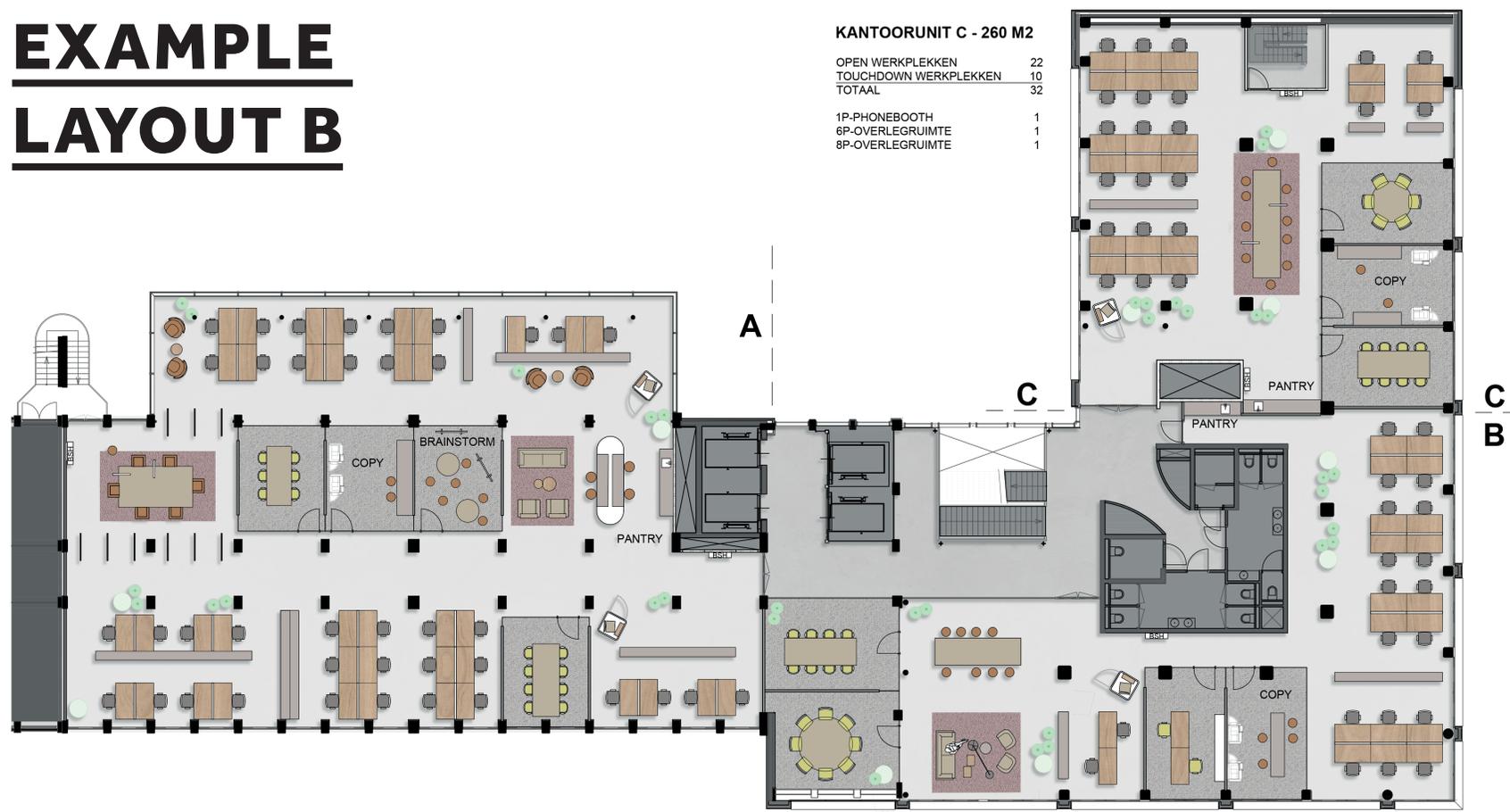
1P-PHONEBOOTH	4
2P-FOCUSRUIMTE	2
6P-OVERLEGUIMTE	1
6P-BRAINSTORMRUIMTE	1
8P-OVERLEGUIMTE	3
12P-OVERLEGUIMTE	1

### INDICATIEVE INDELINGSTEKENING

\* Aanwezigheid wand afhankelijk van verdieping



# EXAMPLE LAYOUT B



**KANTOORUNIT C - 260 M2**

OPEN WERKPLEKKEN	22
TOUCHDOWN WERKPLEKKEN	10
TOTAAL	32
1P-PHONEBOOTH	1
6P-OVERLEGRUIMTE	1
8P-OVERLEGRUIMTE	1

**KANTOORUNIT A - 510 M2**

OPEN WERKPLEKKEN	39
TOUCHDOWN WERKPLEKKEN	6
TOTAAL	45
1P-PHONEBOOTH	2
6P-OVERLEGRUIMTE	1
6P-BRAINSTORMRUIMTE	1
8P-OVERLEGRUIMTE	1

**KANTOORUNIT B - 325 M2**

OPEN WERKPLEKKEN	20
GESLOTEN WERKPLEKKEN	2
TOTAAL	22
1P-PHONEBOOTH	1
8P-OVERLEGRUIMTE	2



# CONTACT DETAILS



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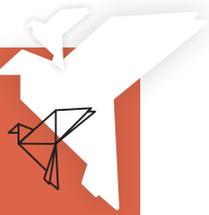
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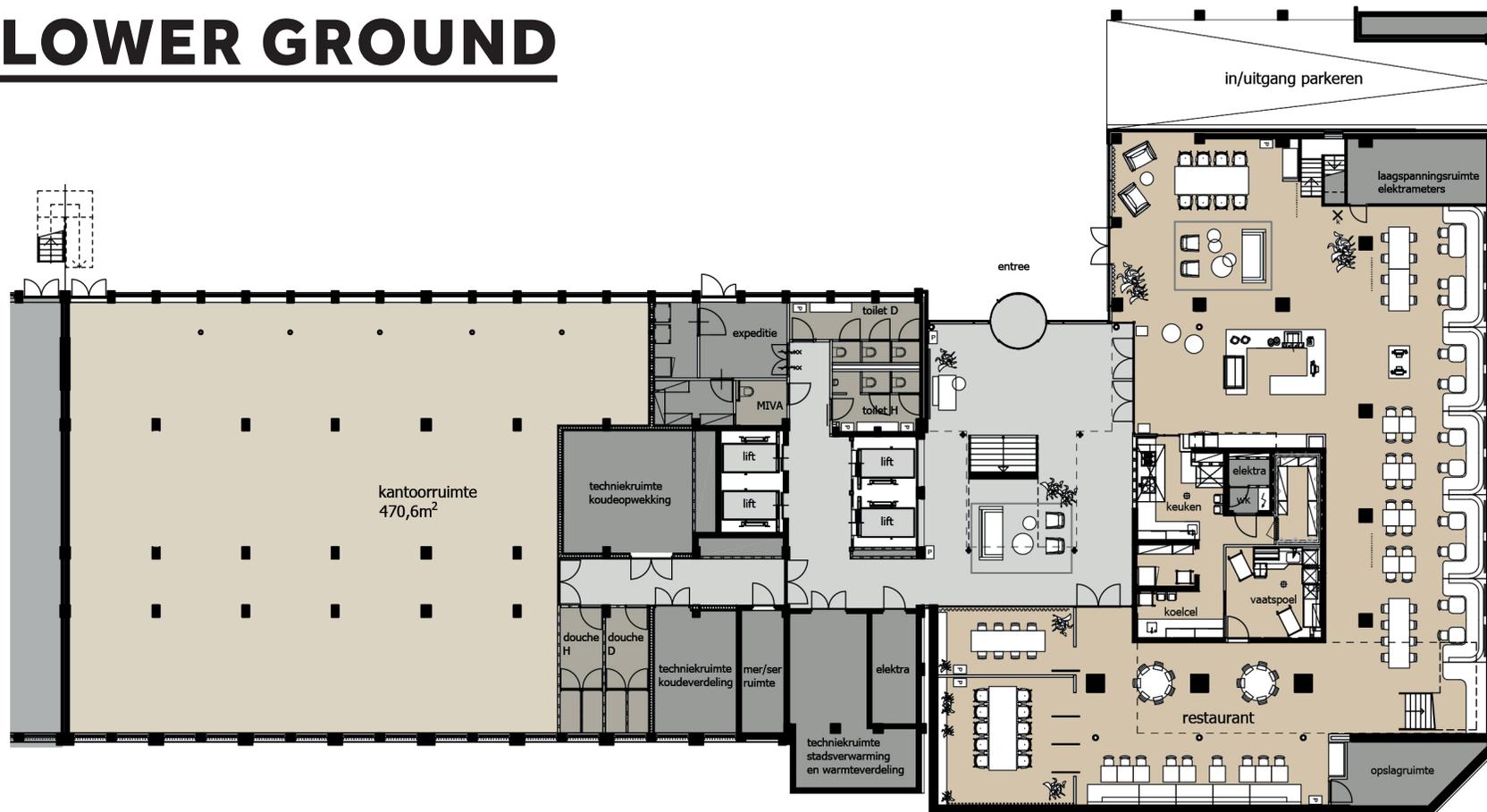


# ATTACHMENT

FLOOR PLANS

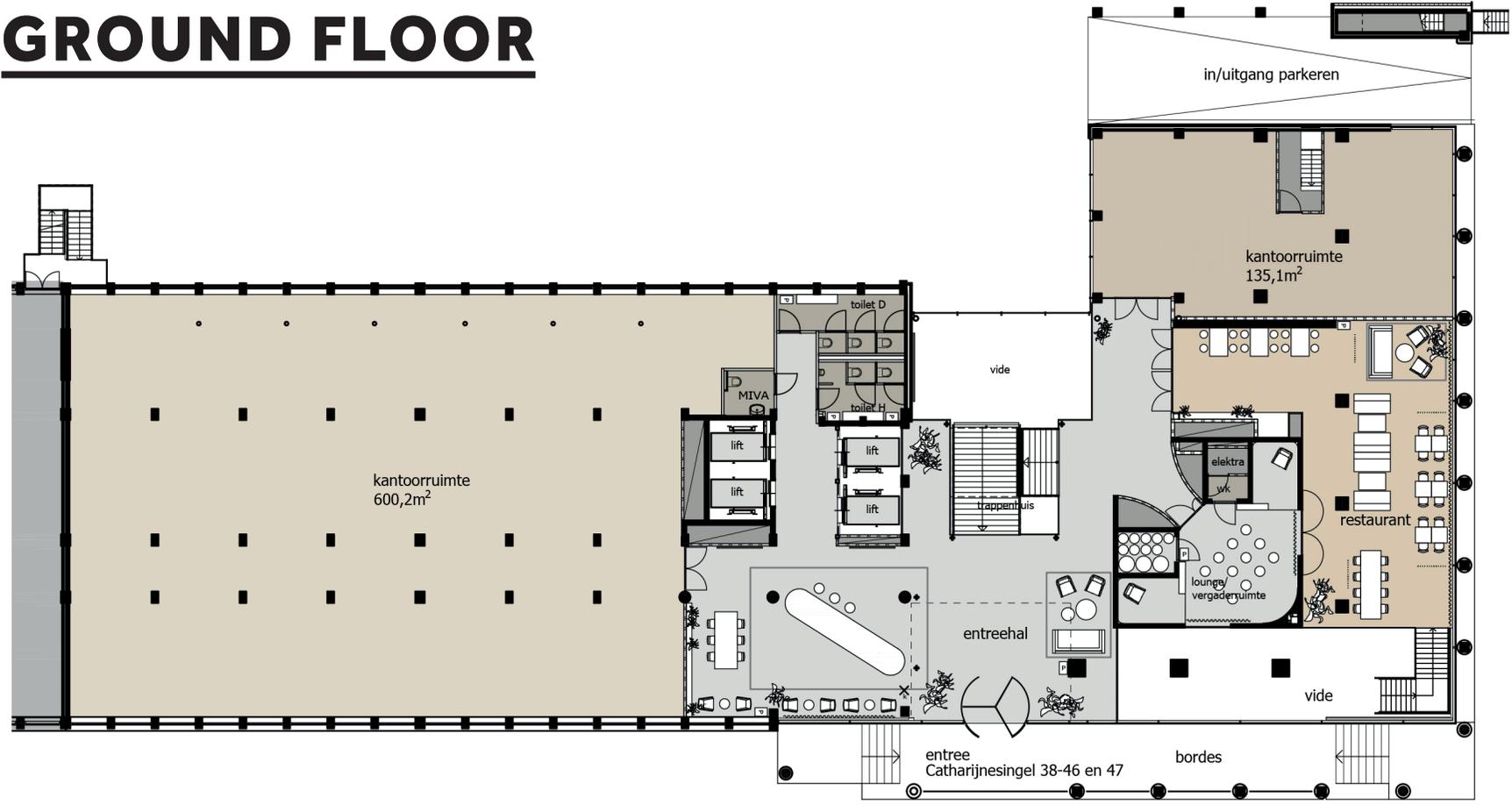


# LOWER GROUND





# GROUND FLOOR



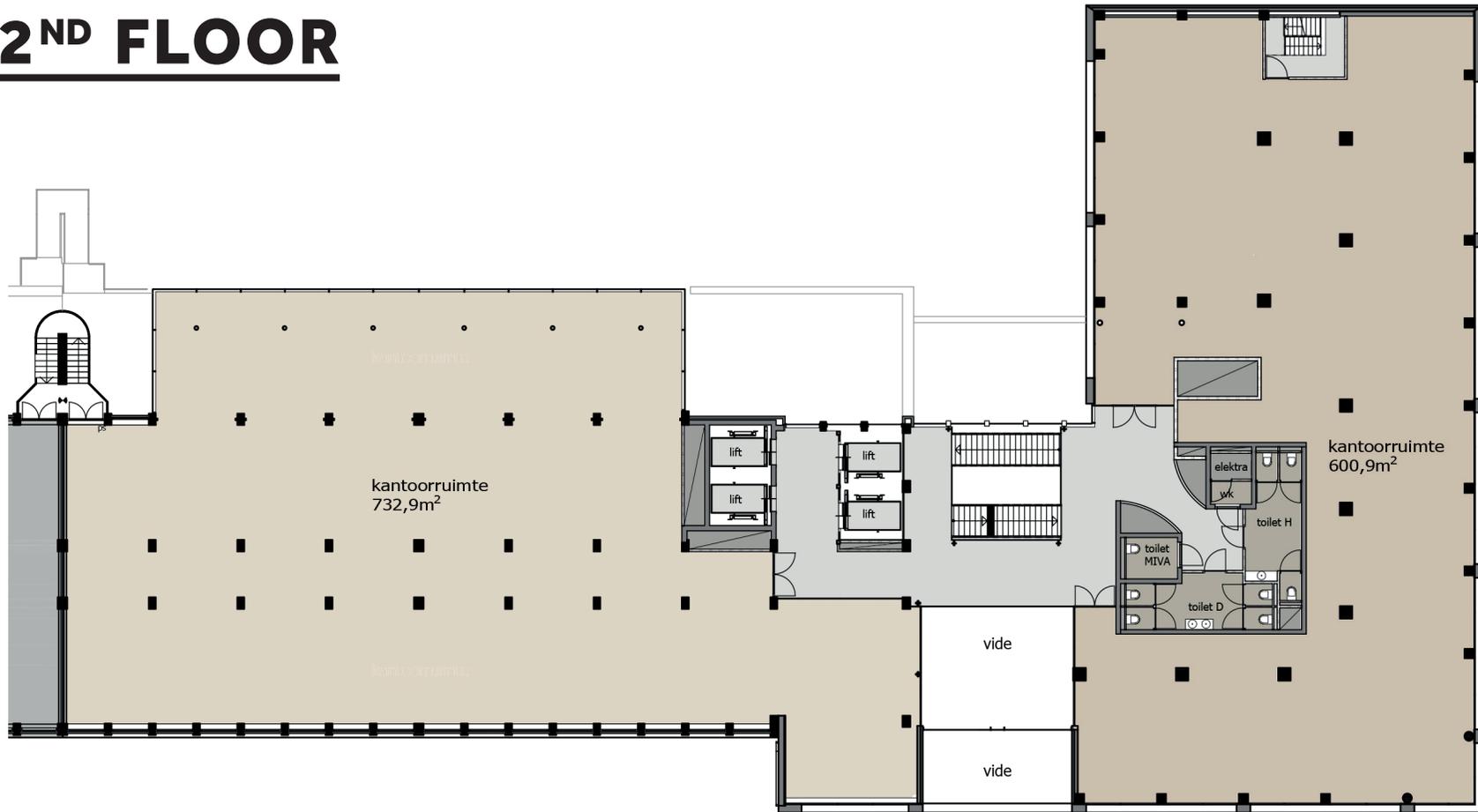


# 1<sup>ST</sup> FLOOR



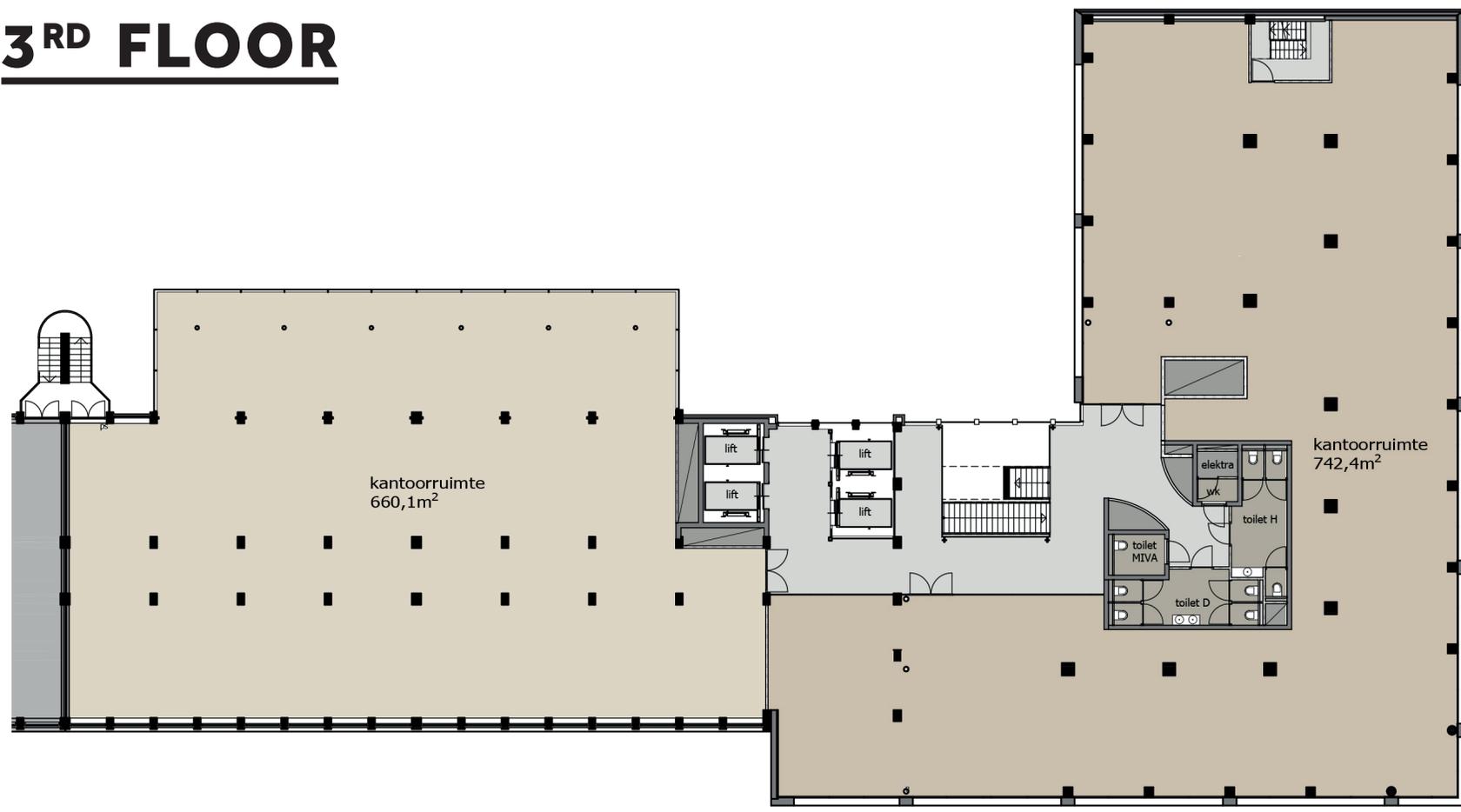


# 2<sup>ND</sup> FLOOR



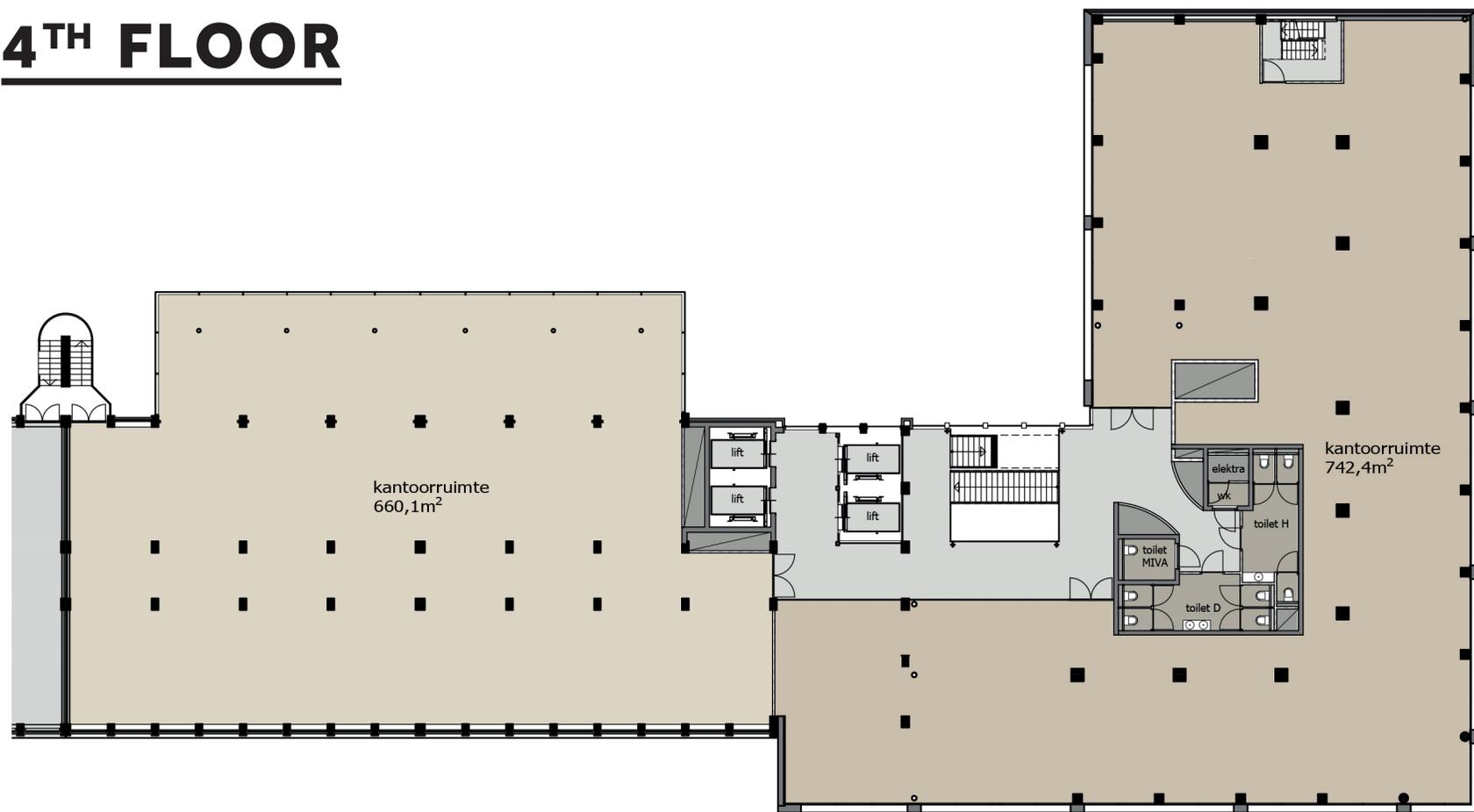


# 3<sup>RD</sup> FLOOR



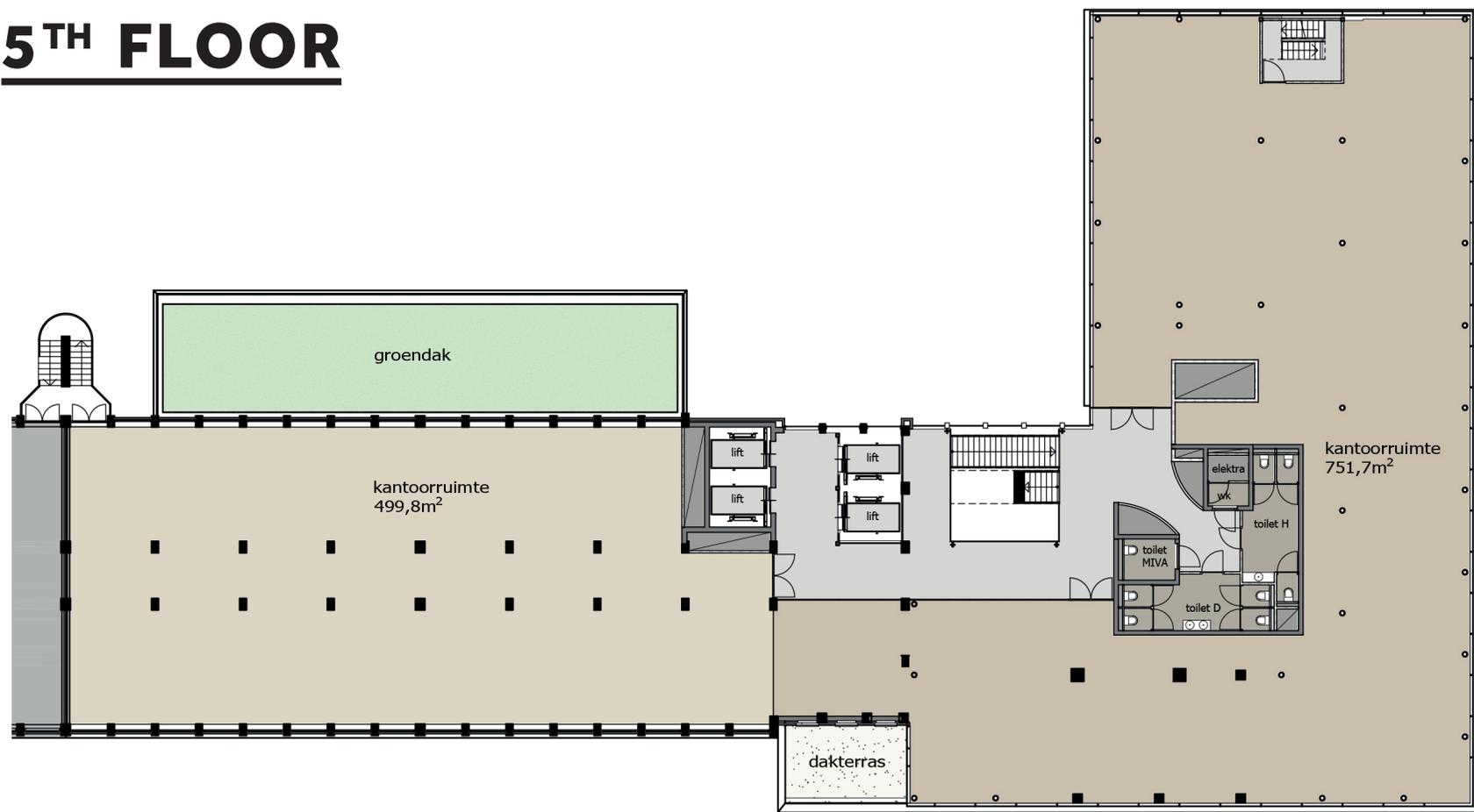


# 4<sup>TH</sup> FLOOR



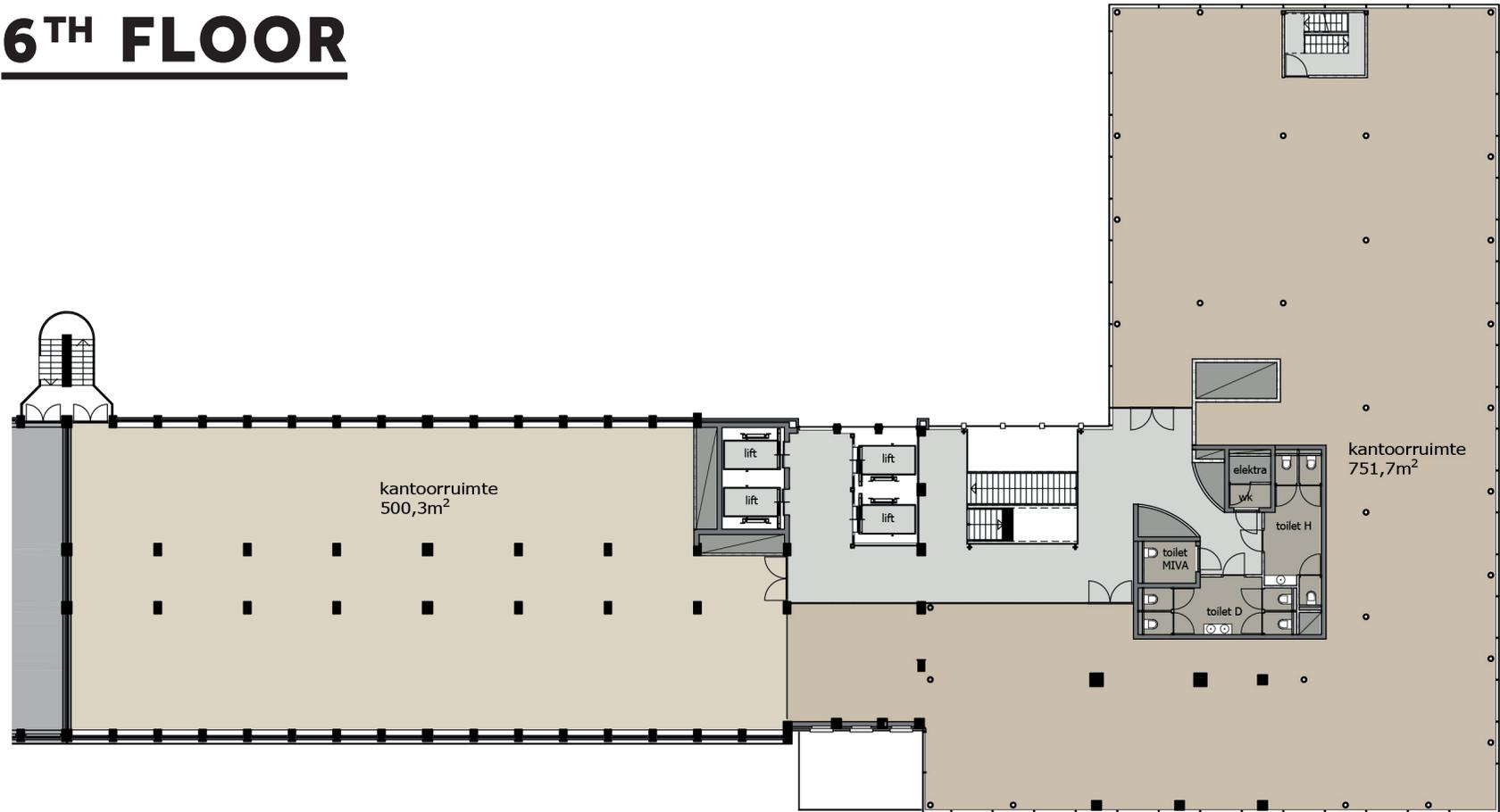


# 5<sup>TH</sup> FLOOR



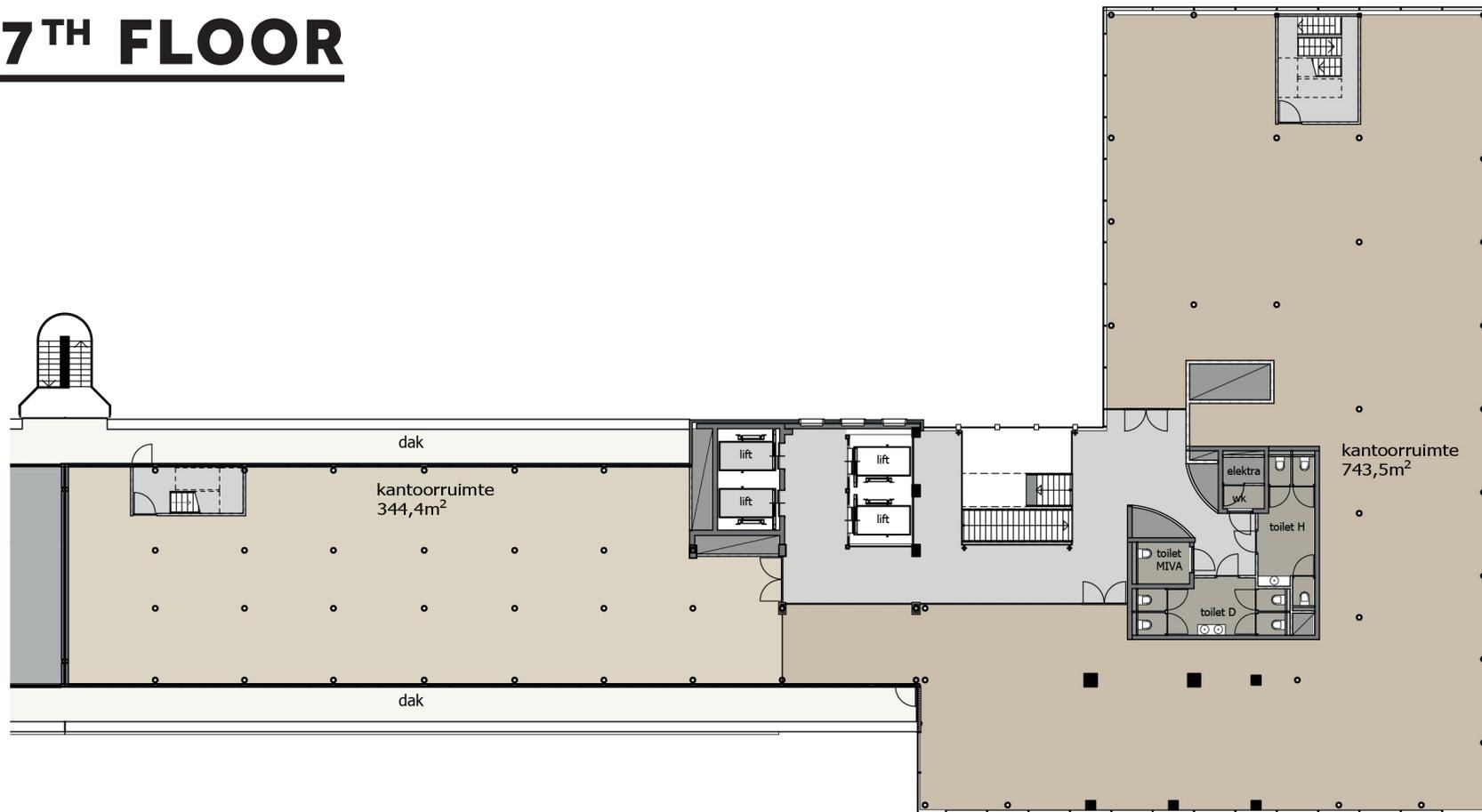


# 6<sup>TH</sup> FLOOR





# 7<sup>TH</sup> FLOOR





# 8<sup>TH</sup> FLOOR

