

Working well together

The house rules: a few agreements to keep the building looking good and a great place to work.

Draft text, last updated 24-09-2026. The final text will follow from J+V Properties B.V.

Together in one building

At Fabrica, makers, creatives and small businesses work under one roof. These house rules keep the building looking good and make it a pleasant place for everyone to work. This is a draft; the final house rules will form part of the lease.

Your own space

Fit out your space the way you like to work. You may paint the walls, as long as you return them to their original condition when you leave.

The floors stay as they are. Please do not glue or lay tiles or any other fixed floor covering on them.

Do not paint the ceilings or the concrete columns.

An extra fridge or coffee machine goes in your own space.

Lighting

The basic lighting in each space stays in place. This keeps the building looking calm and consistent.

You are welcome to add your own lighting for your workspace.

Locks and access

Every space has its own lock. Locks are always fitted or replaced by the landlord, never by tenants.

You enter the building with the app. Tags for your staff can be requested from the landlord.

The roller doors close automatically at set times. Keep them clear and do not block them.

Loading and unloading

The loading bays and the goods lift are there for all tenants. Use them for loading and unloading, then leave them free again.

Please do not park in the loading bays.

Shared spaces

We share the kitchens, the lounge, the social hub and the courtyard garden. Leave them clean: loading and emptying the dishwasher is part of it.

Anything left in the kitchen will be cleared away. There is no shared fridge.

Questions or something broken?

Let the landlord know through the contact form or the channel you receive at the start of your lease.

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