

Willem Barentszstraat 11 (DC4) Rotterdam-Albrandswaard  
Port number 2270



Approx. 14.484 sq. m. warehouse, approx. 419 sq. m. office space and approx. 1.165 sq. m. mezzanine.

**RENTAL PRICE ON REQUEST**

excluding VAT and service costs

# Attributes

**Rental price**  
On request

**Lease term**  
5 years

**Parking lots**  
83

**Delivery level**  
In current condition

**Extension period**  
5 years

**Notice period**  
12 months

**VAT taxed**  
Yes

**Security**  
Bank guarantee or deposit

**Indexing**  
Annual

**Service costs**  
To be determined

**Payments**  
Per quarter

**Delivery date**  
Immediately

**Energylabel**  
The object had energy label A and is valid until 7 June 2028



# Format

Approx. 14,484 m<sup>2</sup> warehouse space

Approx. 419 sqm office space

Approx. 1,165 m<sup>2</sup> mezzanine

83 parking spaces

The surface areas have been determined as carefully as possible, but may not be considered as pure lettable area according to the Dutch Unit Standard NEN 2580.

# Facilities

## Warehouse

- New LED lighting;
- Modernized office;
- Renovated toilet groups;
- Clear height approx. 3.30 -10 meters;
- Smooth finished concrete floor
- Floor load 3,000 kg;
- Power connection;
- Fire hose reels;
- Fire doors;
- Heating by means of heaters;
- 11 dock shelters;
- 1 overhead door at ground level.

## Office space

- Heating through central heating radiators;
- Mechanical ventilation;
- Double toilet groups;
- Insulating glazing with opening windows;
- Cable wall gutters;
- Canteen with pantry;
- System ceilings with recessed lighting (400 lux).



## Description

### In general

The complex is located at Distripark Eemhaven, near Waalhaven and the Eemhaven in the Port of Rotterdam. Several container depots are located in the vicinity and with the direct connection to the A-15 motorway, connections to the hinterland are excellent.

### Rent adjustment

Annually, for the first time one year after the date of rent commencement, based on the change of the price index figure according to the consumer price index (CPI) series CPI-Alle Huishoudens (2015=100), published by Statistics Netherlands (CBS).

### Lease term

Five years with a five-year renewal option.

### Sales tax

VAT will be charged on the rent. If VAT cannot be charged, a surcharge to be determined on the above rental price will apply.

### Additional costs

An advance payment for supplies and services yet to be determined.

The service charges will be levied on the basis of annual post-calculation.

### Security

A bank guarantee or deposit in the amount of a payment obligation of three months, including service charges and VAT.

### Payment method

The rent payments, service charges and VAT are to be paid quarterly in advance.

# Continued description

## **method of delivery**

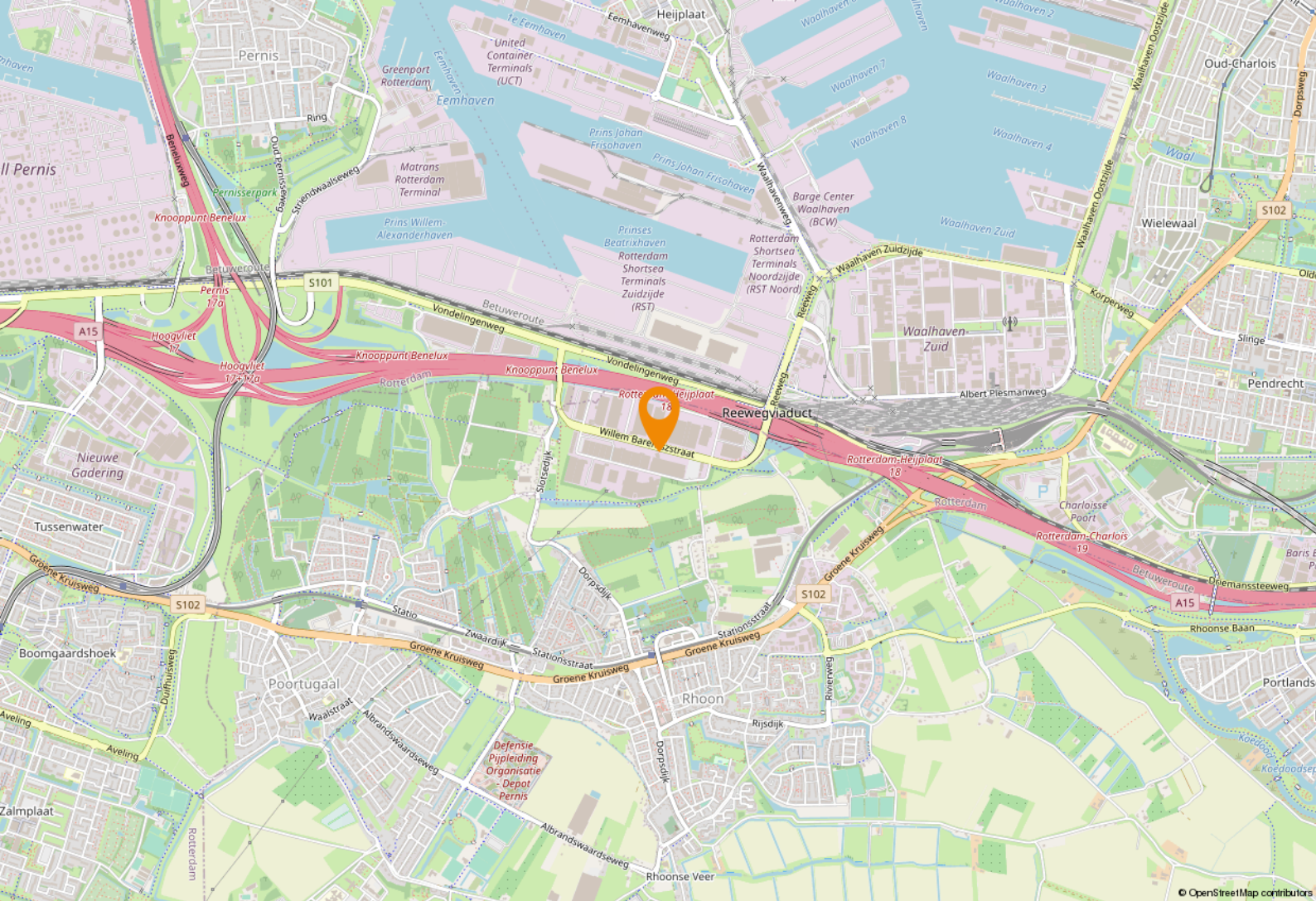
In current condition

## **Rental agreement**

The lease will be drawn up on the basis of the standard model of the Real Estate Council (ROZ) with accompanying General Conditions, filed and registered with the Registry of the District Court of The Hague.

It should be emphasized that this non-binding information should not be regarded as an offer or quotation.

No rights can be derived from this information.



# Location

## Access

This distribution center is located at a very accessible location within the Port of Rotterdam and is easily accessible for both passenger and freight traffic. Distripark Eemhaven' has a direct connection to the A15 motorway. The national highways A4, A16, A20 and A29 are in the immediate vicinity.

## Parking

83 parking lots on private ground

## Portnumber 2270

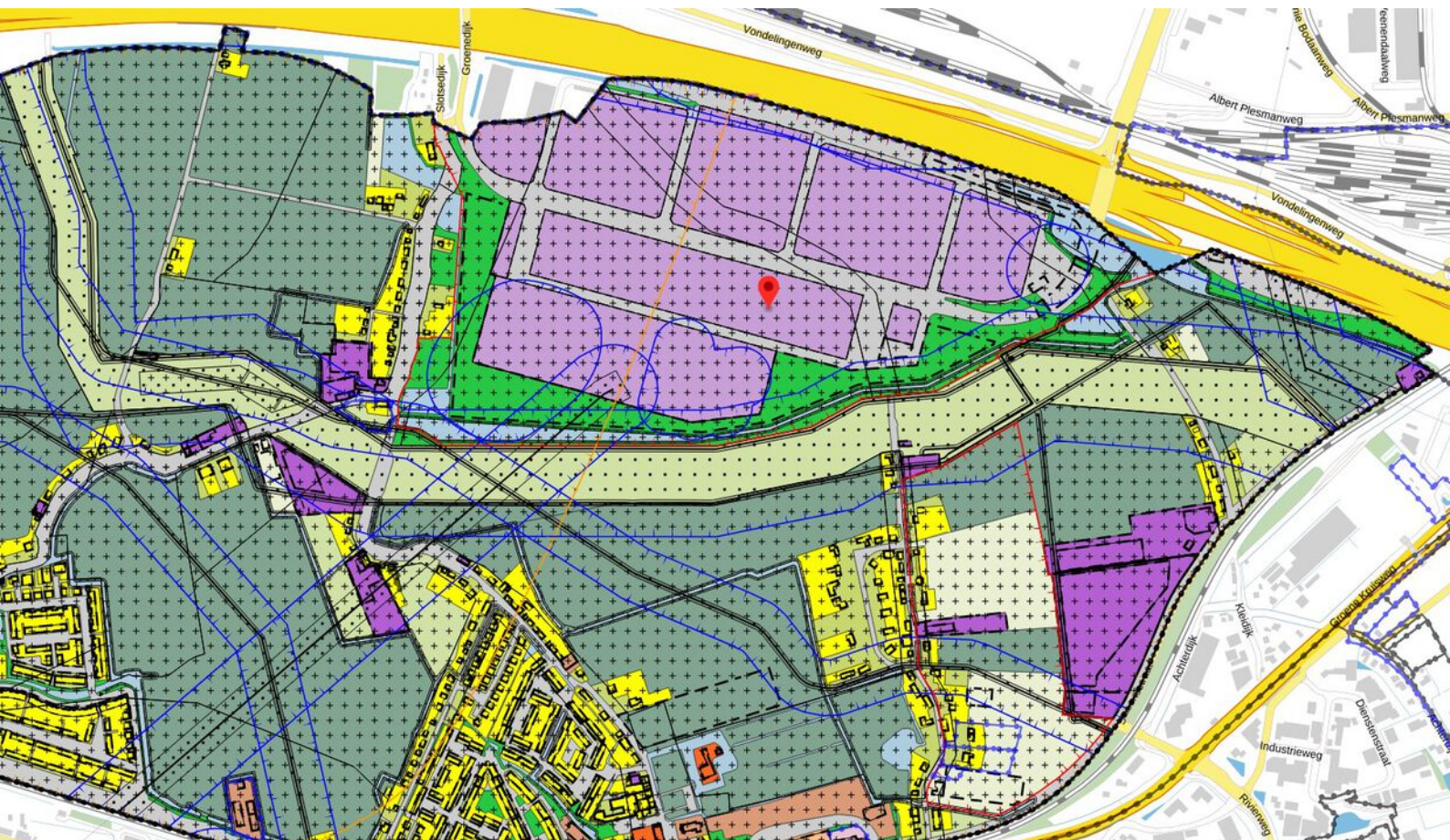
# Zoning plan

The property is subject to the rules of the Albrandswaard Noord zoning plan of the Municipality of Albrandswaard dated June 30, 2015 and is zoned "Business Park".

The lands designated for Business Park are intended for:

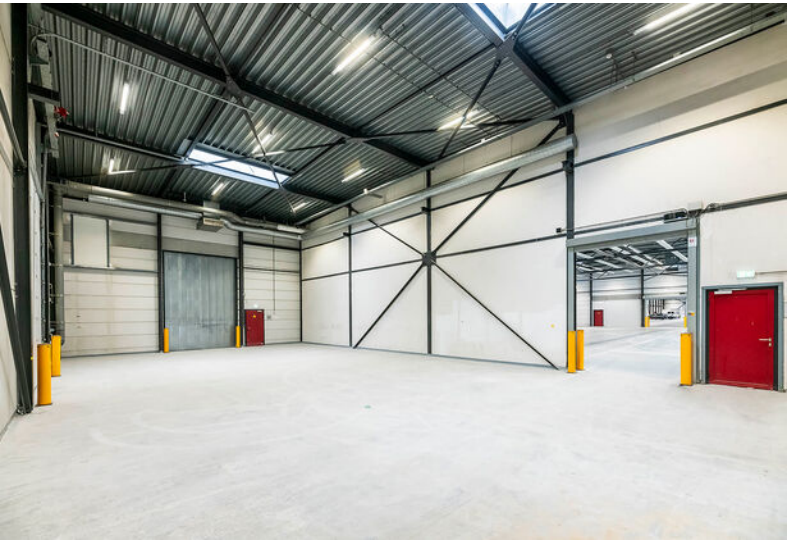
- A. goods distribution centers, with business activities of environmental category 2 and 3.1 of the Statement of Business Activities Distripark Albrandswaard Eemhaven, as included in appendix 2 to these rules, or with business activities that do not appear in the mentioned environmental categories but can be equated with them according to their nature and influence, with the exception of:
  - 1. establishments subject to noise requirements;
  - 2. retail trade, with the exception of production-related retail trade;
  - 3. independent offices;
  - 4. container repair and container maintenance businesses;
  - 5. storage companies of empty containers insofar as this constitutes an independent business activity or a substantial secondary activity of a business;
- 6. new vulnerable objects;
- 7. new (limited) vulnerable objects if there is no functional connection.
- B. offices associated with the function mentioned under a;
- C. parking facilities belonging to the function mentioned under a;
- D. catering activities from category 2, 3 or 4 as mentioned in paragraph 1.46 belonging to the function mentioned under a;
- E. yards, green areas and water.

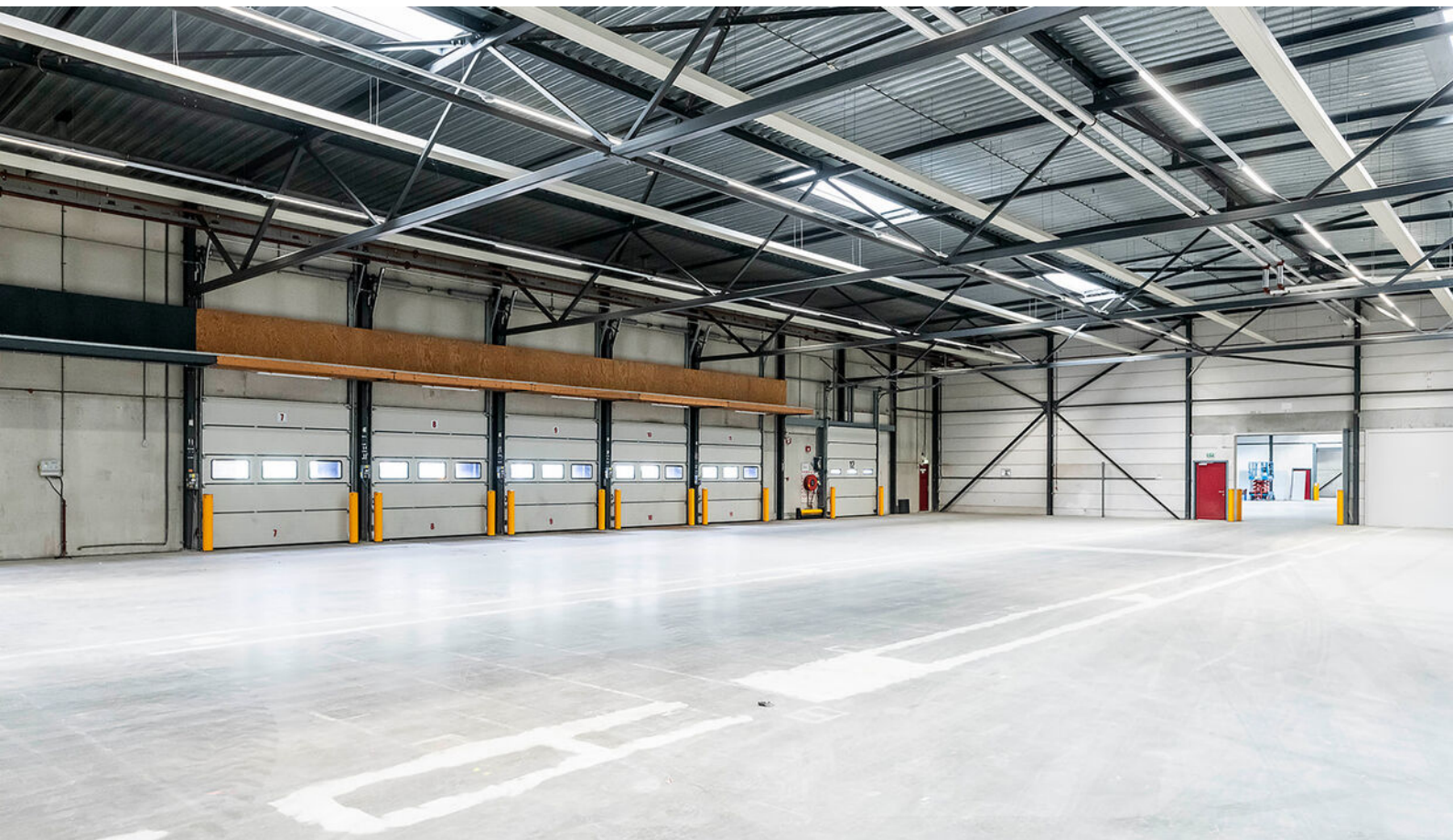
Bron: [www.ruimtelijkeplannen.nl](http://www.ruimtelijkeplannen.nl)



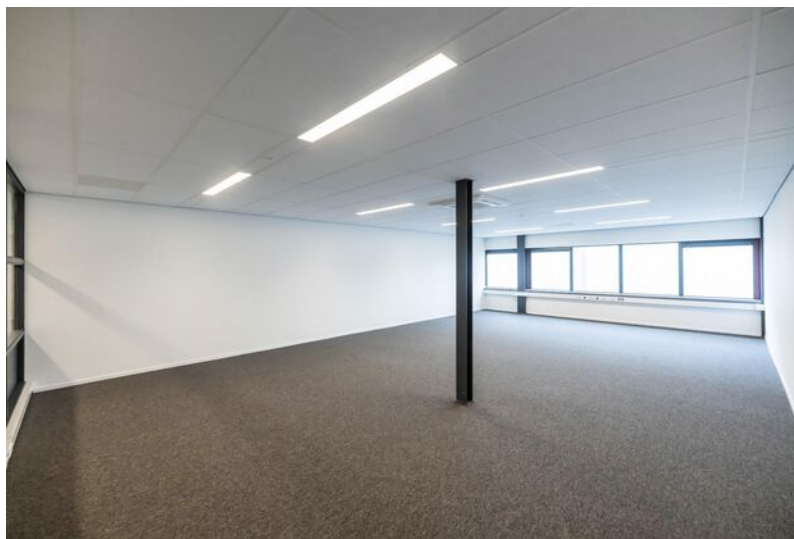


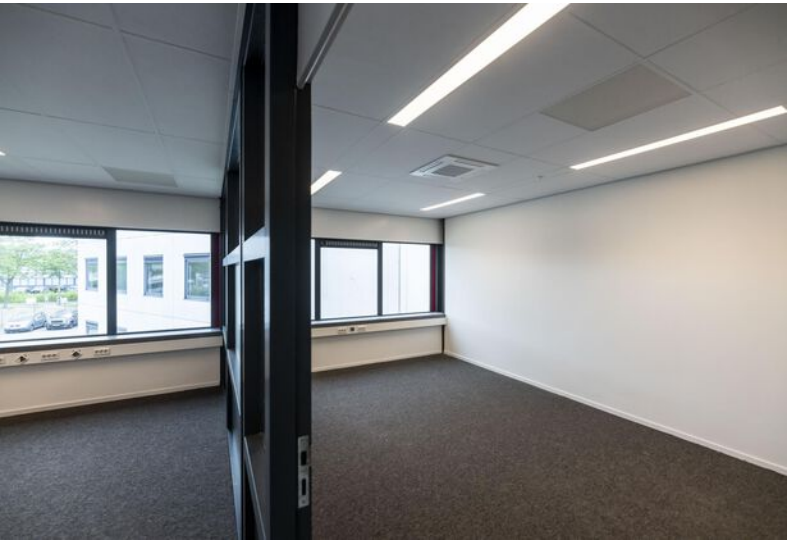












# Cadastral Map



## Adress

Willem Barentszstraat 11 DC4

## Township

Rhoon

## Type

Ground lease

## Zipcode / Place

3165 AA Rotterdam-

## Section / Plot

E / 649

# Een passende huisvesting voor uw bedrijf? Onze specialisten staan klaar om te helpen!



**Jeroen van der Meer**

Directeur - Vennoot  
Register Makelaar en Taxateur o.z.  
Tel: 088 424 0 179



**Allard van den Berg**

Vastgoedadviseur - Partner  
Bedrijfshallen  
Tel: 088 424 0 235



**Joost van der Linden**

Vastgoedadviseur  
Bedrijfshallen  
Tel: 088 424 02 58



**Vincent Keiman**

Vastgoedadviseur  
Bedrijfshallen  
Tel: 088 424 0 236



**Laura Wijburg**

Commercieel Medewerker  
Binnendienst  
Tel: 088 424 0 132



**Demi van der Meer**

Commercieel Medewerker  
Binnendienst  
Tel: 088 424 02 52

## Waarom Ooms Makelaars?

- ✓ Snel, proactief en ondernemend
- ✓ Sterk team met altijd één helder aanspreekpunt
- ✓ Thuis in de markt, de regio en bij instanties
- ✓ Uw uitdaging is onze uitdaging
- ✓ NVM Business Makelaar
- ✓ Vastgoedcert gecertificeerd



Maaskade 113, 3071 NJ Rotterdam

Informatie aanvragen of bezichtiging plannen? Bel: 010 - 424 8 888