

Malledijk 3 unit 33 & 34 in Spijkenisse



Unit 33: Approx. 2,382 m² Ground-floor warehouse space,
Unit 34: Approx. 2,375 m² Ground-floor warehouse space

RENTAL PRICE € 70,00 per m² per year
excluding VAT and service costs

Features

Rental price

€ 70,00 per m² per year, excluding VAT and service costs.

Rental period

To be determined - from 6 months.

Condition of delivery

In current state, under the 'as is where is' principle.

Lease term

5 years.

Notice period

12 months.

VAT charged

Yes.

Date of delivery

To be agreed upon.

Security deposit

A bank guarantee or deposit equal to three months of payment obligations, including service charges and VAT.

Rent adjustment

Annually, starting one year after the lease commencement date, based on the Consumer Price Index (CPI) for All Households (2015=100) as published by the Dutch Central Bureau of Statistics (CBS).

Service costs

€ 10,00 per m² - excluding VAT

Payment terms

Rent, service charges, and VAT must be paid monthly in advance.

Floor area

Unit 33: Ground-floor warehouse space, approx. 2,382 m²;

Unit 34: Ground-floor warehouse space, approx. 2,375 m².

The areas have been measured as carefully as possible but cannot be considered as exact lettable areas under the Dutch Standard NEN 2580.

Specifications

Warehouse

- 2 electric overhead doors per unit (dimensions: 5 x 5.88 meters);
- Functional layout: Clear span for optimal space utilization, no columns;
- Loading facilities: Two enclosed loading docks per unit at the front with dock levellers;
- Sprinklers: Not available;
- Lighting: Good natural light through skylights and installed lighting;
- Clear height: Ranges from 7.2 to 7.7 meters.



Description

General

Distripark Halfweg offers a versatile, flexible, and secure storage solution for a wide range of goods. Strategically located in the heart of the Rotterdam port area, the park consists of 38 warehouses with a total area of approximately 90,000 m². This scale allows users to easily accommodate growth.

In addition to the warehouses, various office spaces are available, ranging from practical warehouse offices to fully equipped corporate spaces.

Property description

Distripark Halfweg in Spijkenisse is a logistics campus with multiple industrial buildings. Units 33 and 34 feature a functional layout with a clear span, free of columns, allowing for optimal use of space. With a clear height of approximately 7.2

meters, it is possible to install shelving and create 4 to 5 pallet layers (depending on the height of the shelving/pallets).

Rent adjustment

Annually, starting one year after the lease commencement date, based on the Consumer Price Index (CPI) for All Households (2015=100) as published by the Dutch Central Bureau of Statistics (CBS).

VAT

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

Energy Label

The property is EPC-exempt.

Description (continued)

Additional Costs

An advance payment of €10 per m², excluding VAT, for the following services:

Service charges are billed annually based on actual costs.

Security Deposit

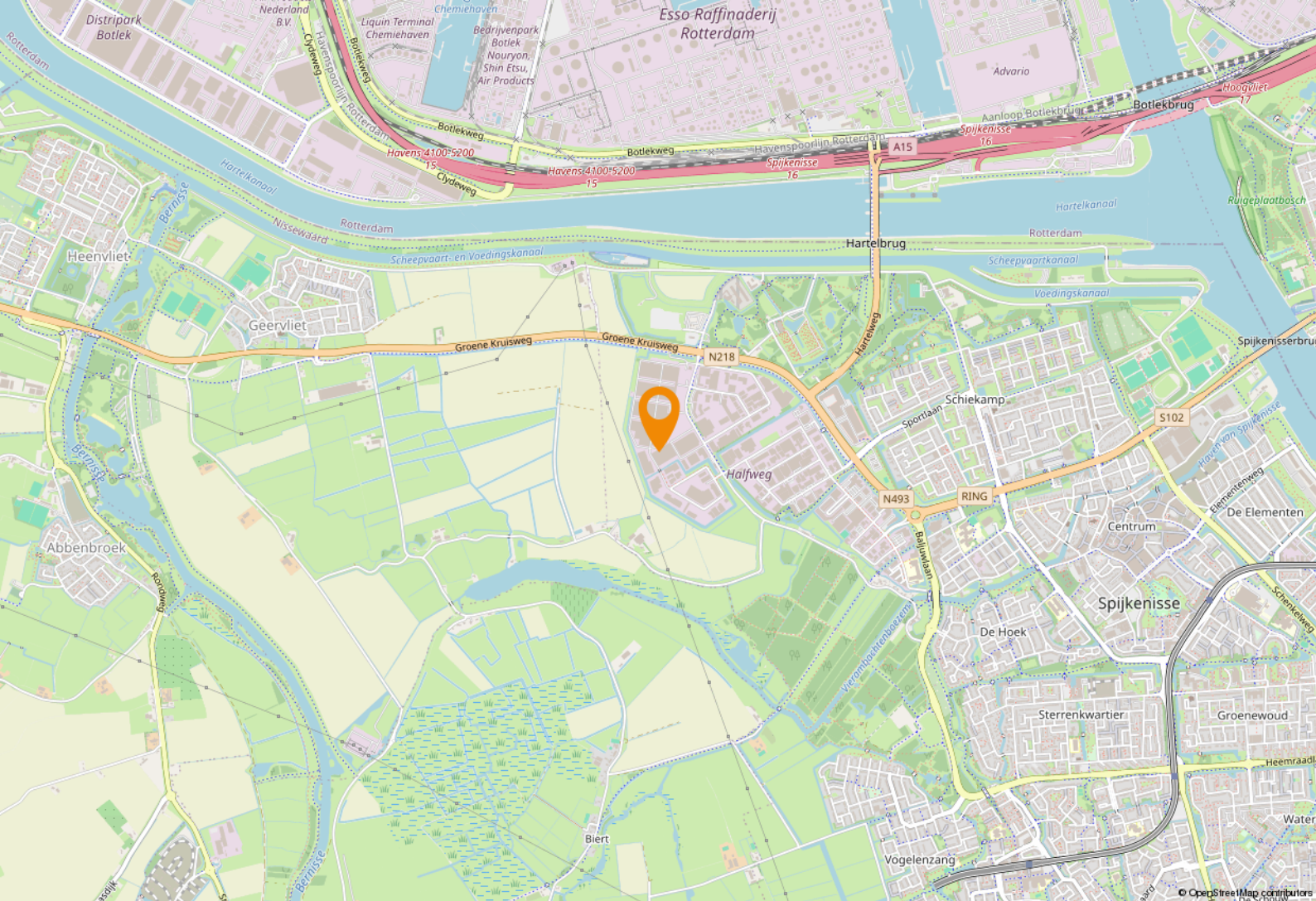
A bank guarantee or deposit equal to three months of payment obligations, including service charges and VAT.

Payment Terms

Rent, service charges, and VAT must be paid monthly in advance.

It is expressly stated that this non-binding information may not be considered an offer or proposal.

No rights can be derived from this information.



Location

Accessibility

Distripark Halfweg is ideally located in the heart of the Rotterdam port area, with excellent accessibility:

By car: Direct access to the A15 (Europoort-Nijmegen) via exit 16 Spijkensisse. Close to the Beneluxplein for quick access to the A4 and A15.

By public transport: Bus stop Laanweg/Groene Kruisweg is within walking distance, with connections to Spijkensisse Centrum. From there, metro line D runs to Rotterdam Central Station, and line C runs to De Terp.

Parking

The park contains shared parking spaces.

Zoning plan

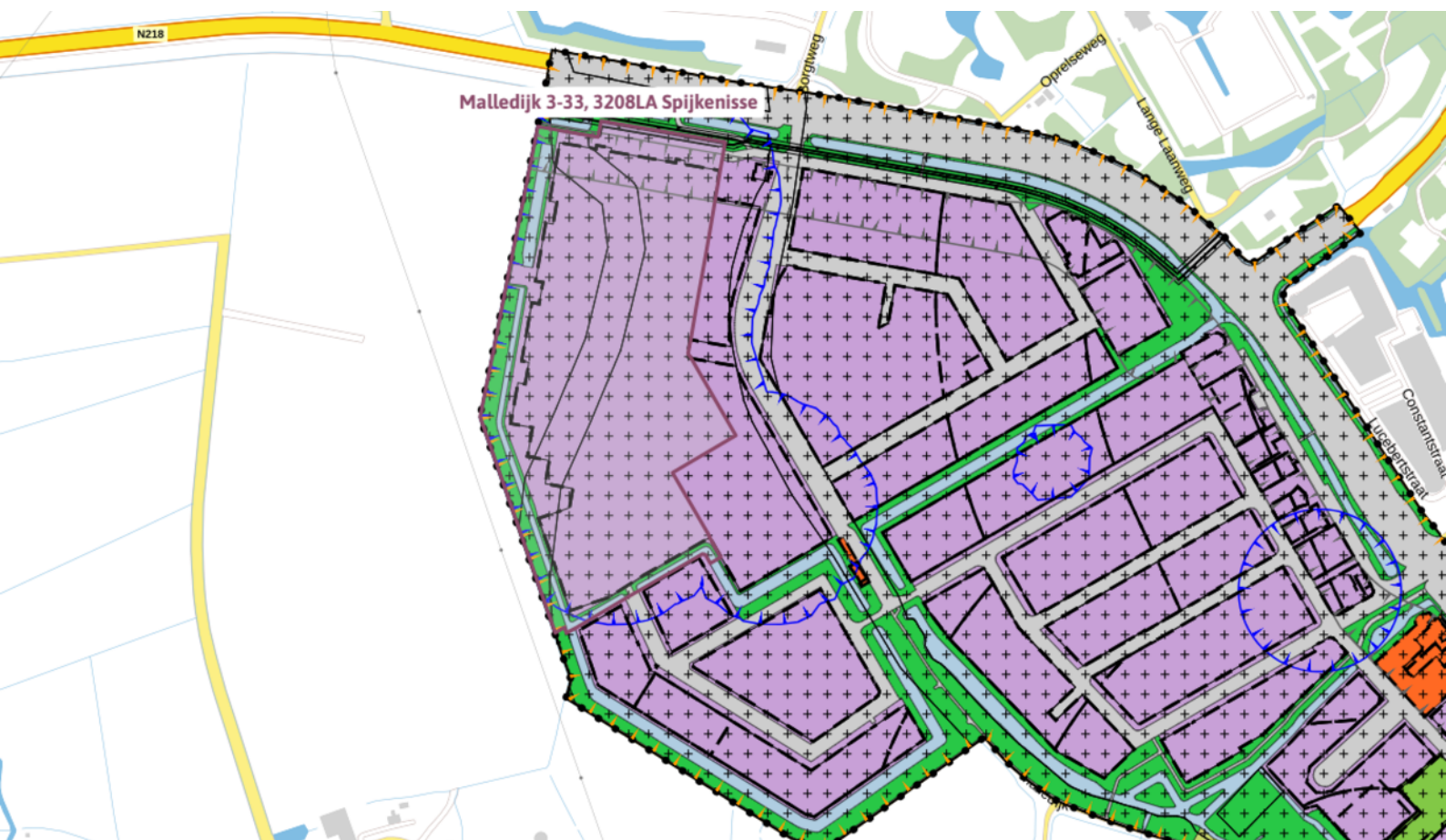
The property falls under the zoning plan Halfweg-Molenwatering of the Municipality of Spijkenisse dated July 7, 2013, and is designated for Business up to category 5.2 with the specific function indication Archaeology - Value - 2.

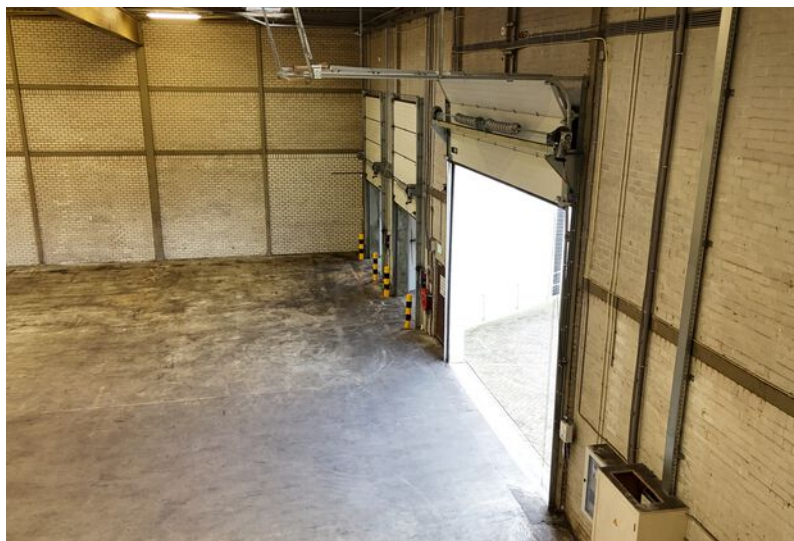
The land designated as Business Area - 3 is intended for:

- a. Companies within categories 1 to 5.2 of the Activity List;
- b. Offices serving a company;
- c. Office spaces serving a company are limited to a maximum of 750 m² of floor area per company;
- d. Retail trade in bulky goods such as cars, boats, caravans, and agricultural machinery;
- e. Underground parking spaces and/or above-ground parking decks;
- f. Traffic, parking, and greenery facilities subordinate to the primary function, as well as gardens, yards, street furniture, and flagpoles.

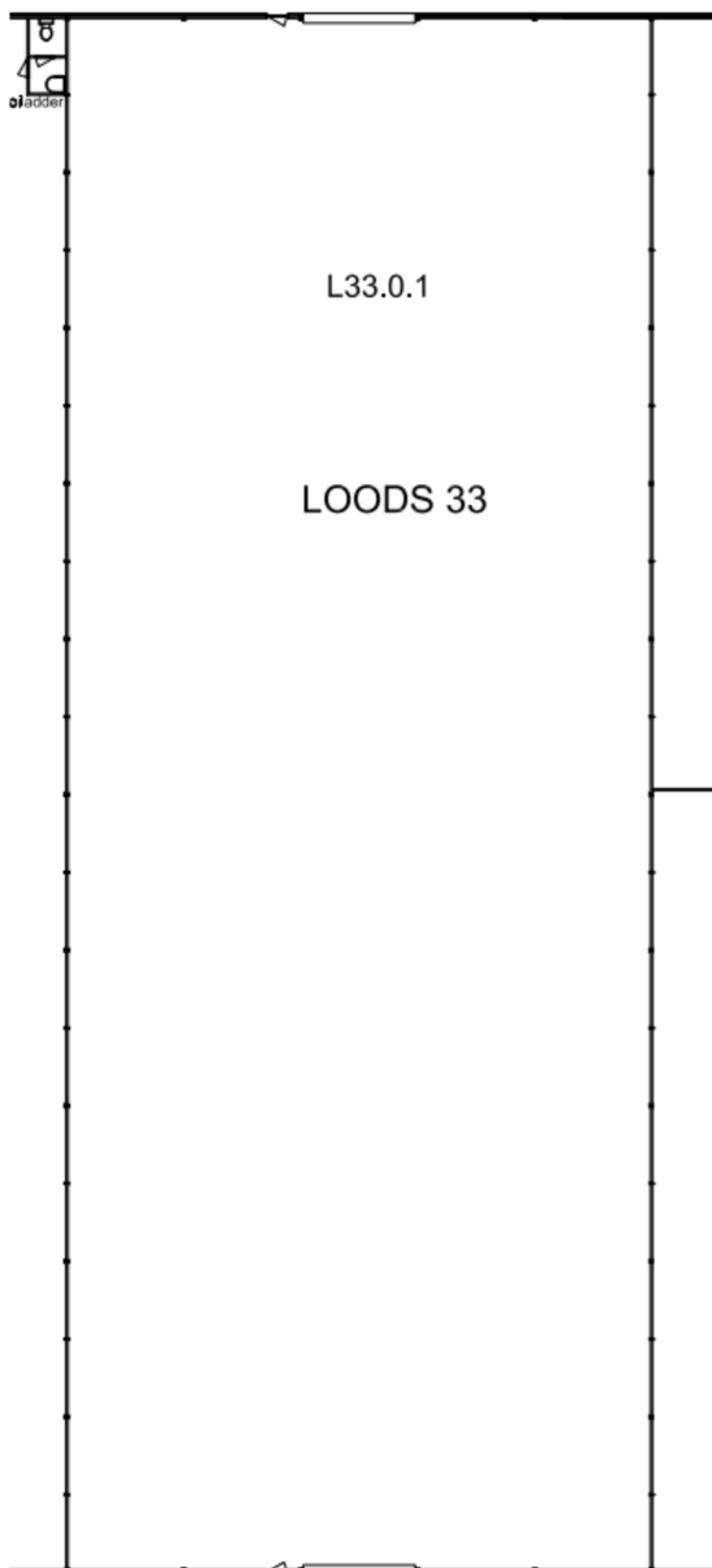
Please note that noise-zoning-requiring establishments are not allowed.

Source: <https://omgevingswet.overheid.nl>

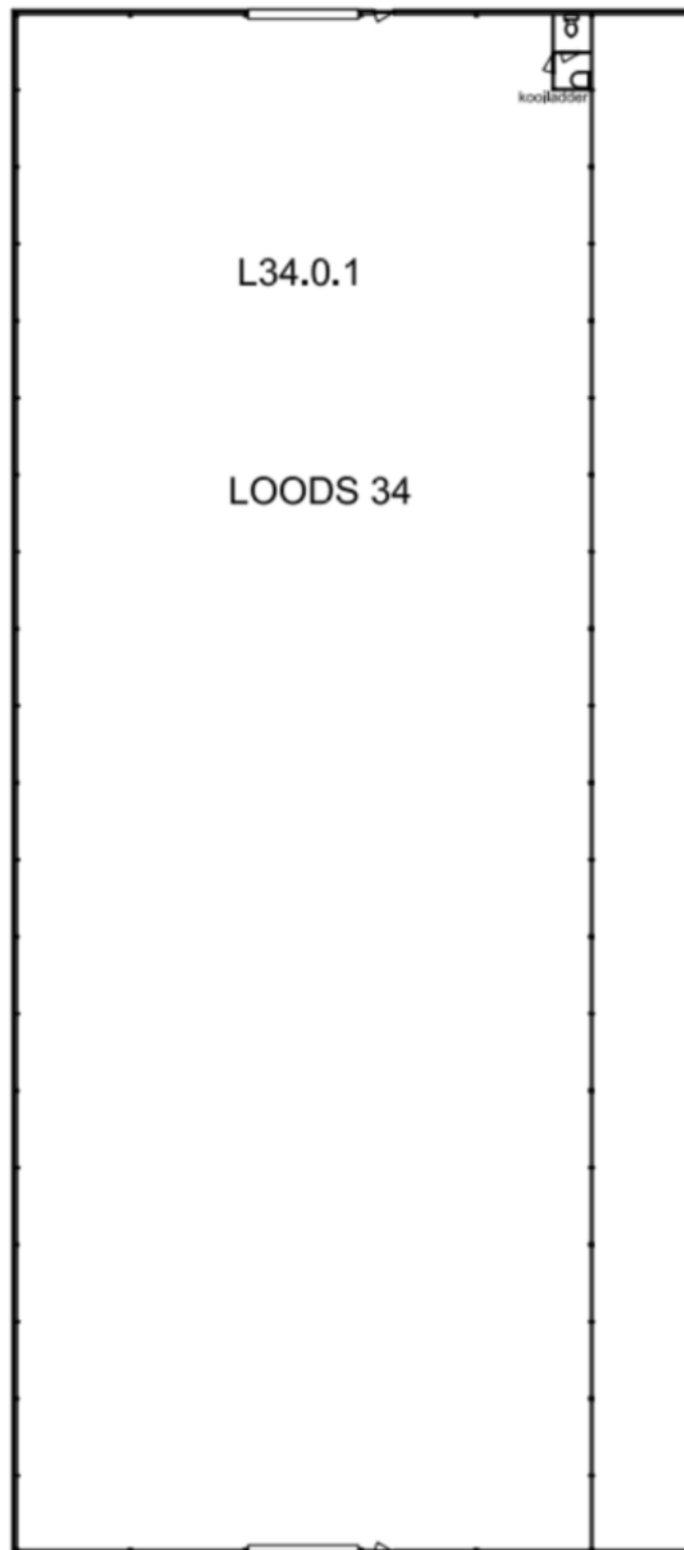




Floorplan unit 33



Floorplan unit 34



Suitable accommodation for your business? Our specialists are ready to help!



Dennis Dekker

Director - Partner

Registered real estate agent & valuer

Tel: 088 424 0 172



Jeroen van der Meer

Director - Partner

Registered real estate agent & valuer

Tel: 088 424 0 179



Vincent Keiman

Real estate consultant

Logistics

Tel: 088 424 0 236



Oscar Verhage

Indoor sales
representative

Tel: 088 424 02 83

Why Ooms Realtors?

- ✓ Fast, proactive and entrepreneurial
- ✓ Strong team always with one clear point of contact
- ✓ At home in the market, the region and with authorities
- ✓ Your challenge is our challenge



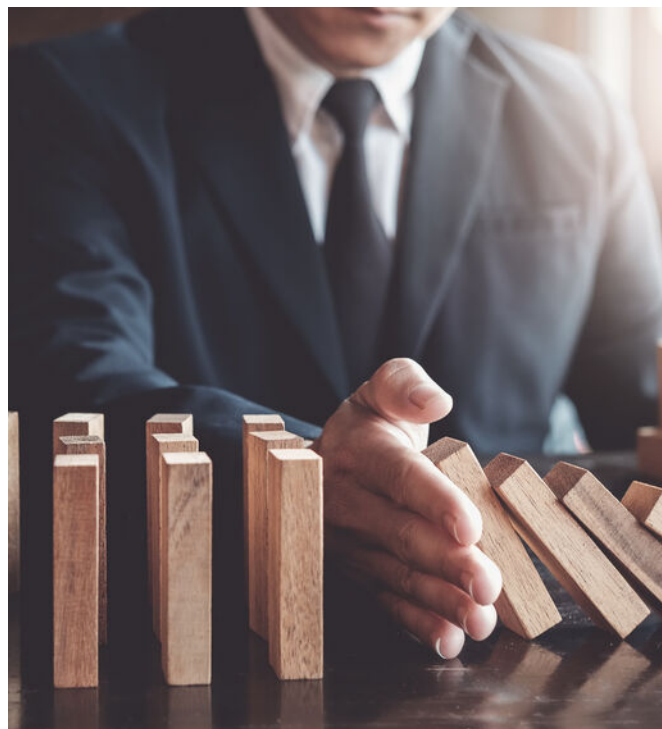
Maaskade 113, 3071 NJ Rotterdam

Need more information or plan a viewing? Call: 010 - 424 8 888

Business insurance

If you're self-employed, own a sole proprietorship, or are a director-shareholder, you want to protect your business as effectively as possible. Because besides growth and forming great collaborations, things can also go wrong. You might be held liable by a client or get into a dispute with a supplier.

It's not just about the 'normal' dangers that apply to everyone: fire, theft, and disability. It's also about risks that are specific to a business. Think, for example, of business liability, cyber risks, and personnel risks. Moreover, your specific industry may also have its own risks such as possible inventory loss or interrupted supply.



What insurance should I take out?

Based on your specific situation, we will conduct an assessment to find a suitable insurance solution. Most insurances are not mandatory, but they are helpful. Depending on the risks that you as an entrepreneur can or cannot/wish to bear, we will assess which insurances we deem necessary. The most common insurances include a business and/or professional liability insurance, an inventory and goods insurance, and a disability insurance.

- ✓ We find the best terms and premiums for your company.
- ✓ You are always assured of expert advice.
- ✓ A dedicated point of contact.
- ✓ Choice from 15+ insurers.
- ✓ The first appointment is on us.



Here's a selection of our insurances

Staff

Insurances for issues like absenteeism, accidents, and liability.

Personal

Insurances for disability and professional liability.

Business

Insurances covering goods, inventory, tenant improvements, business assets, fleet, buildings, glass, and business travel.

Internet

Insurances related to cyber risks: damage caused by malware, ransomware attacks, and reputational damage.



Your personal insurance advisor

Your advisor assists in obtaining insurances that are suitable for your company. With the business risk analysis, your most significant business risks, entrepreneurial risks, employer risks, and existing insurances are analyzed and evaluated. You gain insight into the risks and which measures are relevant to your company.

You can always count on us. Through close collaboration with all insurance companies, we can act quickly. This allows you to focus on what you do best: entrepreneurship.

You can also insure the following

Business Car Insurance

We offer 3 different types of business car insurance: Third Party Liability (TPL), Third Party Liability with limited coverage (Plus), and Comprehensive coverage (All-risk). This ensures you have insurance that fits your specific situation.

If necessary, you will receive legal assistance in disputes concerning the company car. For example, when claiming passenger insurance. Damage to the driver and passengers is covered, as well as damage to items in or on the vehicle resulting from the accident. Even if you are not liable for the damage, you are insured. Convenient, isn't it?

Are you opting for business use of a private car, a company-owned car, or business leasing? The most favorable option depends on several factors, such as the number of kilometers you drive privately and your initial capital. Together, we can determine the best way of Business driving for you.

Would you like to schedule an appointment or do you have a question?

Call 010 - 424 88 03 or email to:
verzekeringen@ooms.com.

