



Project Information

Aarbergerweg

Aarbergerweg 5-7
Rijsenhout

To let

New development of a warehouse complex in Rijsenhout

Aarbergerweg 5-7, Rijsenhout

Project description

New development of a warehouse complex of approx. 1,300 sq m warehouse space and approx. 282 sq m office space situated at the Aarbergerweg in Rijsenhout. It is expected that the construction will be completed approx. 8 months after reaching agreement. The complex is, among other things, provided with 6 electrically operated overhead doors, a clear height of approx. 8 m, a smoothly finished concrete floor with a floor load of 2,500 kg/sq m. The construction of a loading dock is negotiable. The state of delivery of the office space will be determined by mutual agreement. The office space will be provided with among other things a suspended ceiling with LED lighting, windows that open, separate sanitary facilities and a pantry. If desired the office space can be expanded. The complex includes 40 parking places situated on private ground.

Location

With the realisation of the new exits/entrance to the A4 highway, the complex is easily accessible via exit 3a (Hoofddorp-Zuid, Rijsenhout), and Schiphol Airport will be less than 10 minutes away from the complex.

Surface area

Warehouse space:	approx. 1,292 sq m;
Office space:	approx. 282 sq m;
Entrance/storage:	approx. 95 sq m.

Eventual expansion of the office is possible.

Parking

The complex includes 40 parking places.

State of delivery

The warehouse space features include:

- clear height of approx. 8,00 m;
- 6 electrically operated overhead doors (height approx. 4,20 m);
- heating by means of underfloor heating or gas heaters;
- smoothly finished concrete floor with a floor load of 2,500 kg/sq m;
- LED lighting;
- delivery with a loading dock is negotiable.

The state of delivery for the office unit will be agreed upon but will include at least:

- suspended ceiling with LED lighting;
- windows that open;
- separate sanitary facilities;
- pantry.

Rental price

The rental price is:

warehouse space € 75 per sq m per year;

office space € 125 per sq m per year;

The rental price is excluding VAT and service charges.

Parking places € 350 per parking place per year;

The rental price is excluding VAT.

Lessor and lessee explicitly declare that in determining the rent, the rent level is based on the starting point that lessee will permanently utilise a minimum percentage as determined by law (or at a later stage to be determined) of the leased space for purposes giving rise to VAT deductions, so that taxed rent may be opted for.

Service charges

Lessee has direct connections for the consumption of gas, water, and electricity. Service charges for further services will be determined upon agreement.

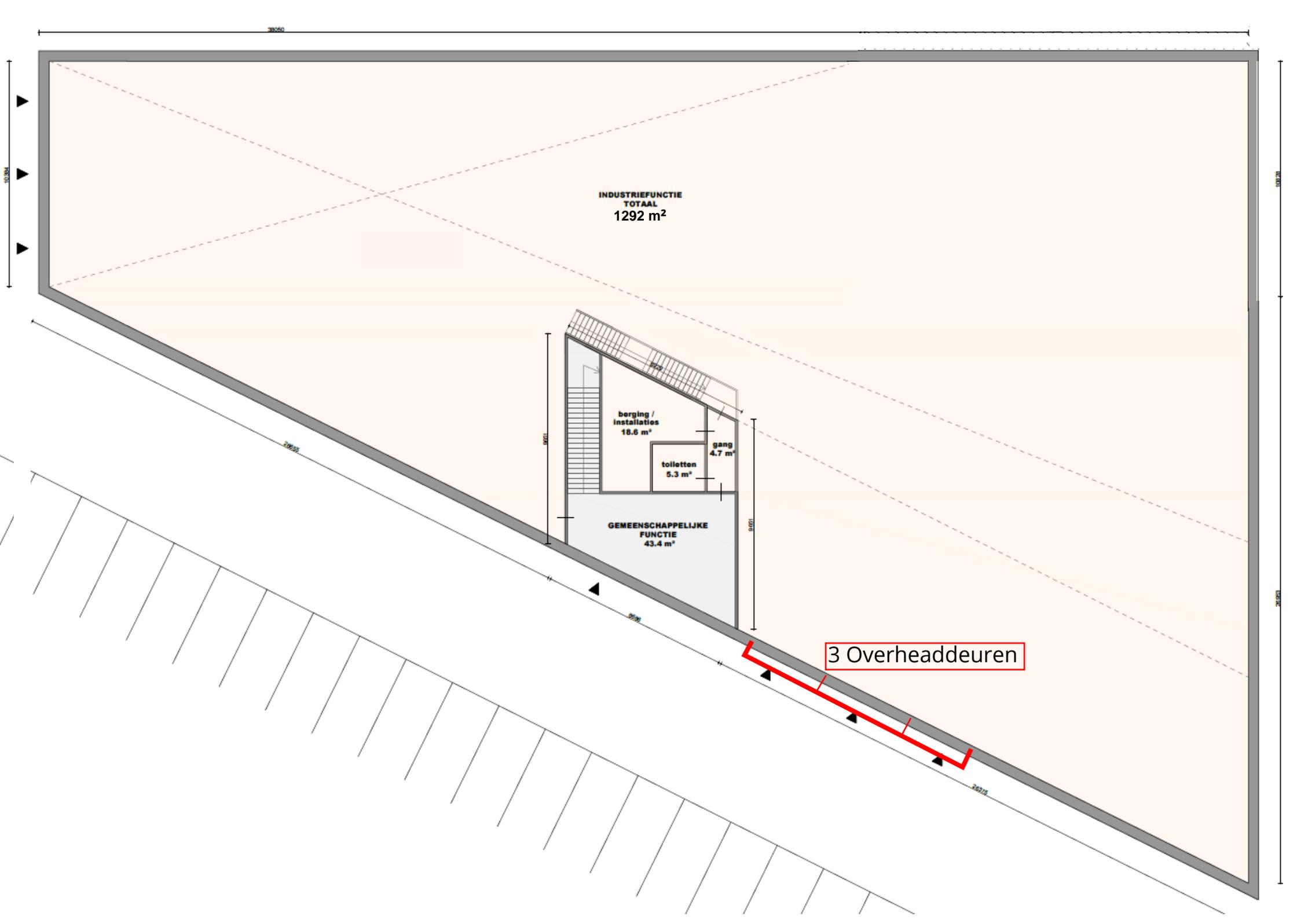
Zoning plan

The zoning plan "Rijsenhout en omgeving 2015" is applicable, the use of the land is "Bedrijf" up to category 3.1. A copy of the zoning plan and zoning rules/regulations is available upon request.

Acceptance

Approx. 8 months after reaching agreement.

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INDUSTRIEFUNCTIE
TOTAAL
1292 m²

GEMEENSCHAPPELIJKE
FUNCTIE
43.4 m²

berging /
installaties
18.6 m²

gang
4.7 m²

toiletten
5.3 m²

3 Overheaddeuren

