



Project information

Shannonweg

Shannonweg 21
Schiphol Zuidoost

To let

Warehouse/office space at business park Schiphol Zuidoost

Shannonweg 21, Schiphol Zuidoost

Project description

Approx. 2,495 sq m warehouse (Building E) with a clear height of approx. 10 meter, with loading docks and power current, if required with approx. 240 sq m office space, located on the Prestwickweg side. The location is clarified on the attached drawing.

The complex is situated on business park Schiphol Zuidoost and has a fully fenced outside area. The whole complex consists of 6 separate office buildings with a distribution area in the centre which is directly accessible via the office space on the ground floor.

Because the company Schiphol Express is located in this complex, it is possible to use several services in the complex such as customs authorizations, safety measures, in-house screening by Cargo Screeners and the handling of import and export deliveries.

For further information, go to the website: schipholexpress.nl

Adjacent to the warehouse an office space of approx. 240 sq m is available (Building Y) divided in two levels.

Location

Business park Schiphol Zuidoost has a good accessibility by car because of the location close to the exit of highway the Rijksweg A4 (Amsterdam – Den Haag – Rotterdam), A5 (Haarlem – Hoofddorp) and the A9 (Alkmaar – Amsterdam). Bus line 191 has a stop within walking distance of the complex.

Surface area

Warehouse: approx. 2,493 sq m.

Possibly in combination with approx. 241 sq m office space divided in two floors.

Parking

Parking places are available on-site.

State of delivery

The warehouse space features include:

- clear height approx. 8.60 m up to 10 m (because of the descending roof);
- maximum floor load approx. 2,500 kg/sq m;
- approx. 210 sq m R&D space include a ESD (anti-static) floor;

- 5 loading docks with levellers;
- the complex is fully fenced with hypermodern speed gates;
- heating by gas heaters;
- fluorescent lighting fixtures;
- electricity connections;
- power current.

The office space features include:

- new suspended ceiling with led fixtures;
- painted walls;
- cable ducts;
- partitioning walls;
- pantry/kitchen;
- central heating;
- sanitary facilities;
- new carpeting;
- peak cooling.

The office space provided with energy label A.

Rental price

The rental price for the warehouse is: € 75 per sq m per year;
The rental price for the office space is: € 135 per sq m per year.
The rental prices are excluding VAT and service charges.

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 right to VAT deductions, so that taxed rent may be opted for.

Service charges

To be agreed upon.

Acceptance

Immediately.

For further information about the complex, go to the website: shannonweg.nl.

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