



Projectinformation

Poelweg 12

Poelweg 12
De Kwakel

To let

Warehouse space

Poelweg 12, De Kwakel

Project description

A modernized multi-tenant business complex of a total of approx. 30,000 sq m divided into various units. Currently, two recently renovated warehouses are available immediately, approx. 1,170 sq m and approx. 3,550 sq m. As of 1 July 2025, an additional warehouse of approx. 5,921 sq m will become available. The warehouses are very suitable for storage, exporters, auction and logistics companies and packaging and production companies.

Location

The area is located directly along the N196, near the Royal Floraholland Aalsmeer flower auction, one of the largest flower auctions in the world. Via the N201, Schiphol, Hoofddorp, the A4/A5 motorways towards Amsterdam, Haarlem, The Hague and Rotterdam, and the A9 motorway towards Schiphol-Oost, Amstelveen and Amsterdam can be reached very quickly. The location is also easily accessible by public transport. The travel distance to Hoofddorp railway station via the free bus lane R-Net bus lines is approximately 15 minutes. The bus stop is about a 3-minute walk from the multi-tenant complex.

Surface area

It concerns the following available spaces:

- approx. 1,170 sq m (per direct);
- approx. 3,550 sq m (per direct);
- approx. 5,921 sq m (per 1-7-2025).

Parking

There is ample parking available (100+) on site.

State of delivery

The warehouse of approximately 1,170 sq m is equipped with, among others:

- 2 loading docks;
- cold stores;
- skylights;
- power current;
- clear height approx. 6.00 m;
- floor load approx. 2,500 kg/sq m.

The warehouse of approximately 3,550 sq m is equipped with, among others:

- 4 loading docks;
- 1 overhead door;
- power current;
- skylights;
- clear height approx. 6.00 m;
- floor load approx. 2,500 kg/sq m.

The warehouse of approx. 5,921 sq m is equipped with, among others:

- 10 loading docks;
- power current;
- skylights;
- clear height approx. 6.00 m;
- floor load approx. 2,500 kg/sq m.

Energy-related:

- the building is provided with energy label A+++++;
- solar panels have been installed on the roofs;
- the warehouses are equipped with LED lighting.

Rental price

The rental price for the warehouse is € 65 per sq m per year 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

The service charges are € 30 per sq m per year, plus VAT as an advance payment with a settlement bases on actual costs. The costs for gas and electricity are not part of the advance service charges and are charged separately.

Acceptance

Directly / per July 2025.

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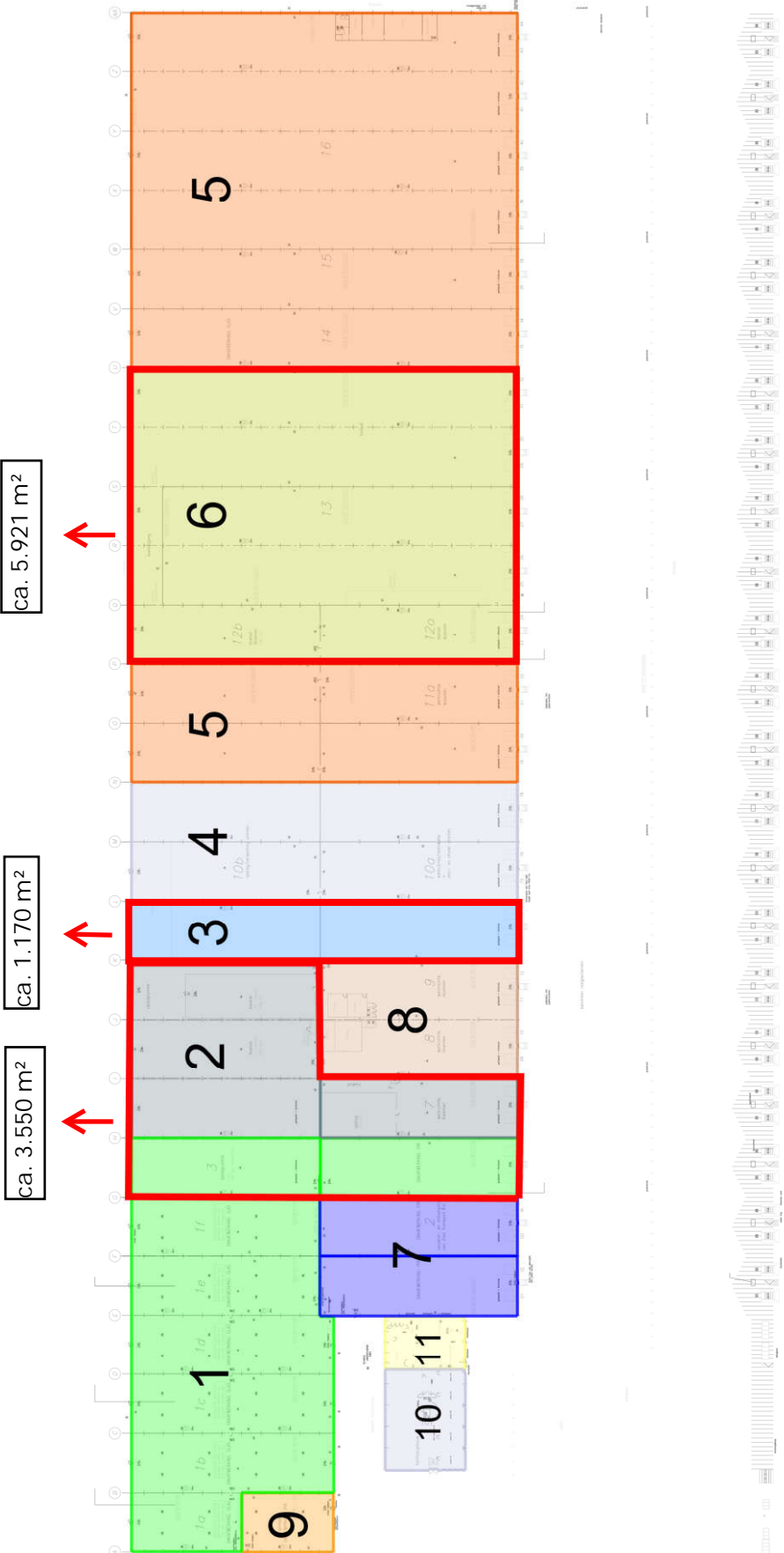


CostX Drawing

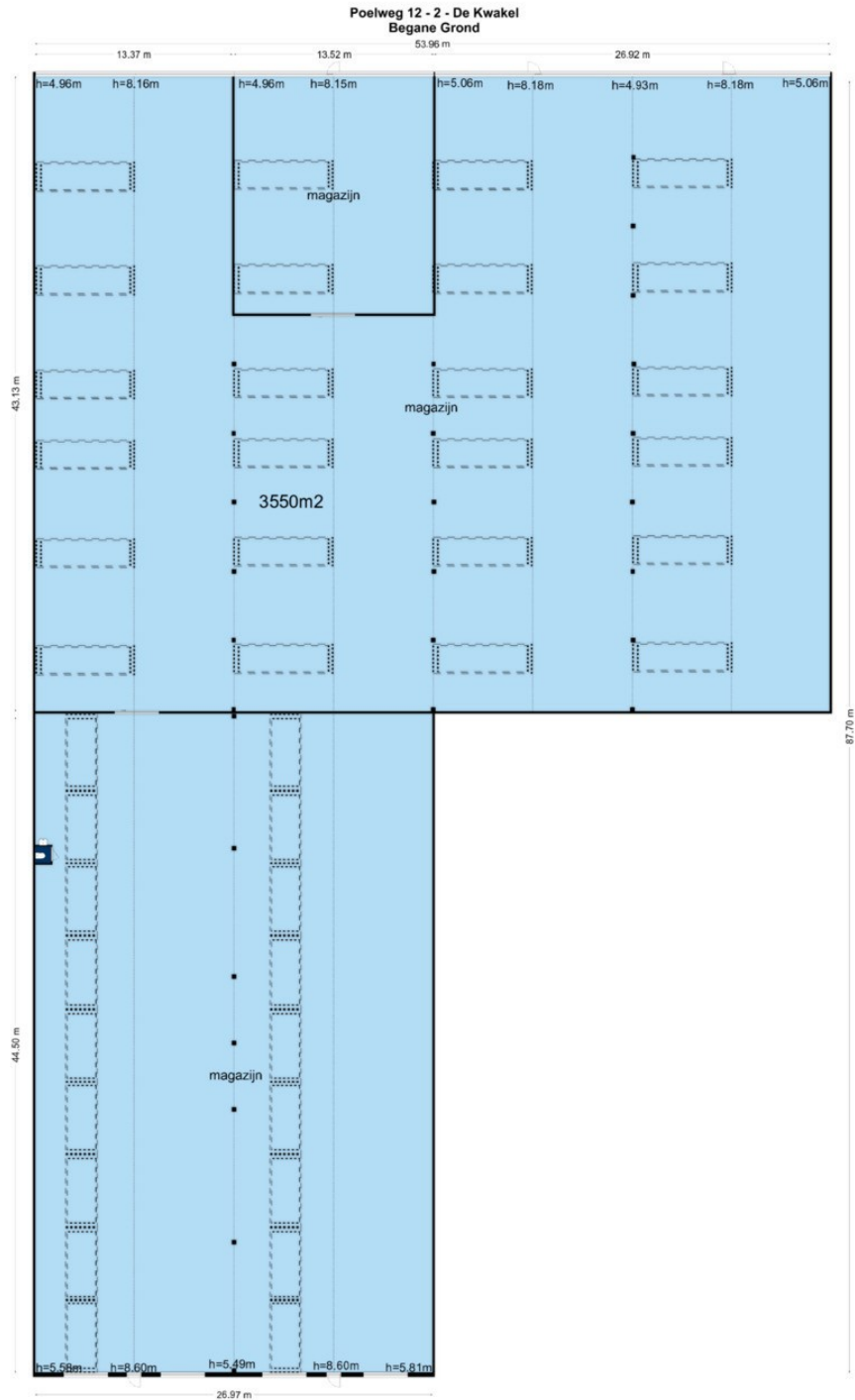
Project: Navis
Building: Poelweg 12

Drawing: Structural\Poelweg laatste versie
Filename: C:\Users\JONKELOD\Downloads\Poelweg laatste versie.dwg

Legend	
General	
1. Desch Logistiek VVO	4,535 m2
10. ECF Office VVO	416 m2
11. GTM Offices VVO	219 m2
2. N.T.B Logistiek VVO	2,346 m2
3. Lexone Logistiek VVO	1,184 m2
4. ECF Logistiek VVO	2,368 m2
5. Ranzijn Logistiek VVO	9,465 m2
6. Ruigrok Logistiek VVO	5,921 m2
7. GTM Logistiek VVO	1,221 m2
8. O. Jylha Logistiek VVO	1,208 m2
9. Werkplaats VVO	284 m2

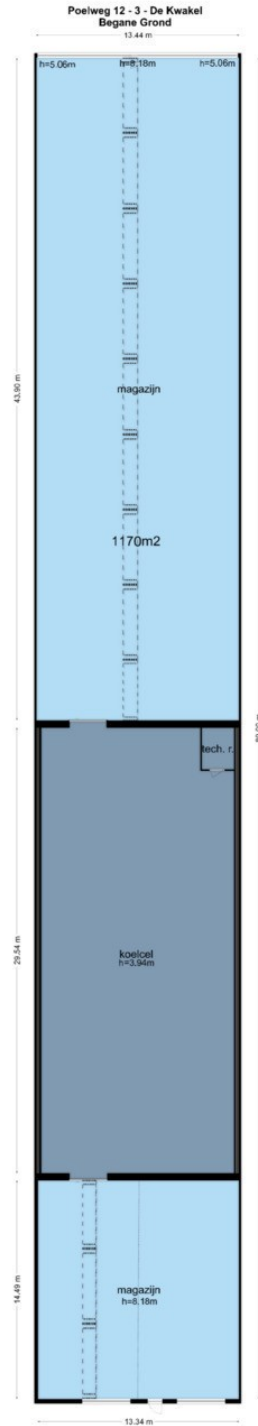


unit 2
ca. 3.550 m²



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unit 3
ca. 1.170 m²



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