BT MAKELAARS

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 renovated warehouses are available, approx. 3,550 sq m and approx. 3,635 sq m. 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. 3,550 sq m
- approx. 3,635 sq m

Parking

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

State of delivery

The warehouse of approx. 3,550 sq m is equipped with, among others:
➞ 4 loading docks;
➞ power current;
➞ skylights;
➞ clear height approx. 6.00 m;
➞ floor load approx. 2,500 kg/sq m.

The warehouse of approx. 3,635 sq m is equipped with, among others:
- ➞ 2 overhead doors;
- ➞ 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 € 62.50 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/utility costs

The advance payment for service charges and utility costs amounts to € 7.50 per sq m per year excluding VAT. This is based on an advance payment; settlement will take place annually based on the actual costs incurred.

Acceptance

Immediately.

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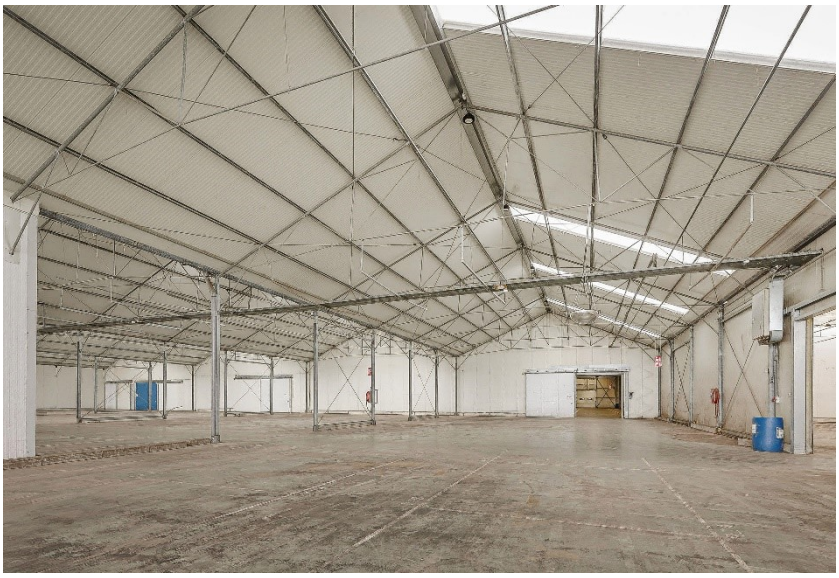
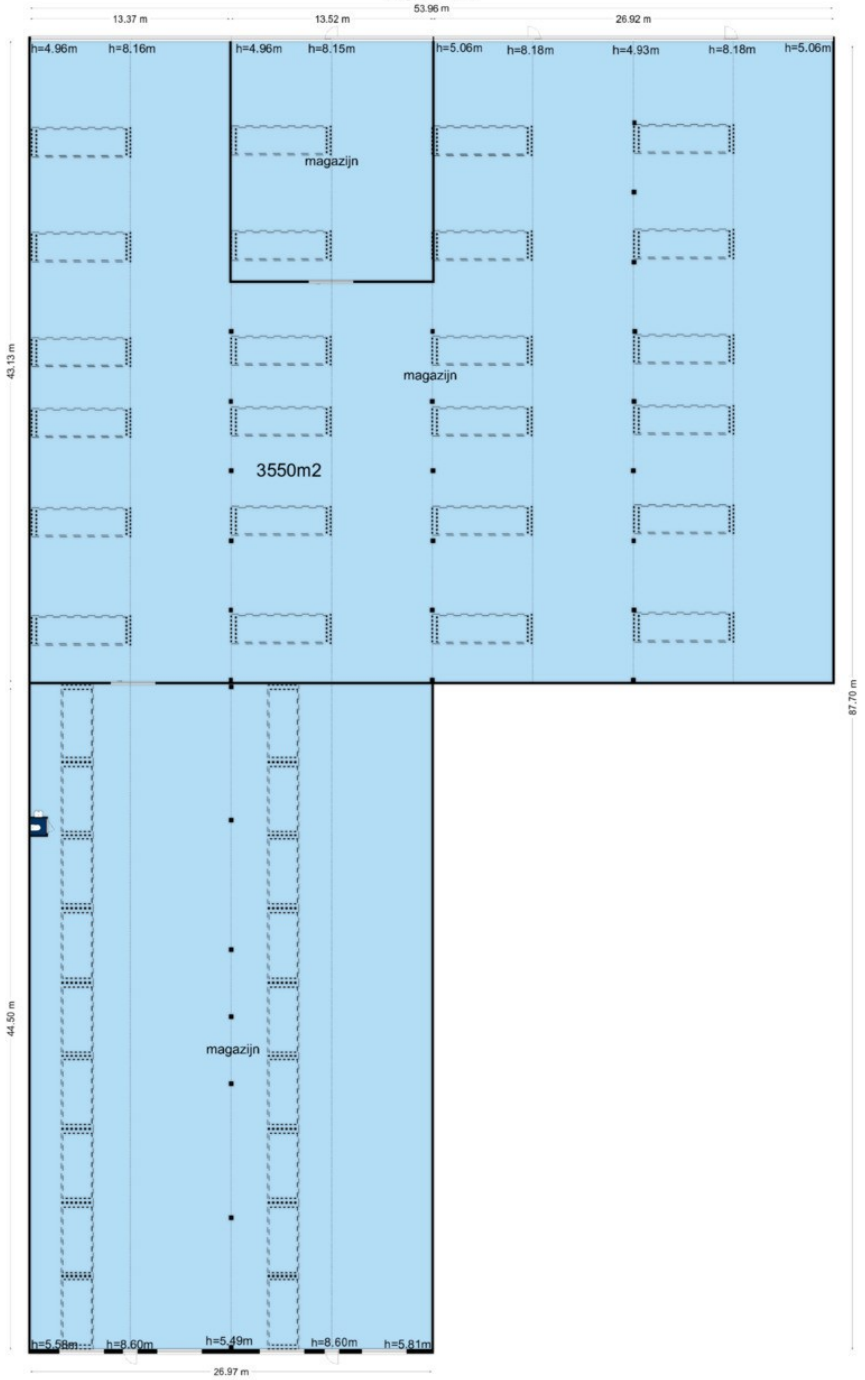


Ca. 3.635 m²
Ca. 3.550 m²
1
2
3
4
5
6
5
9
10
11
7
8

unit 2
ca. 3.550 m²

Poelweg 12 - 2 - De Kwakel
Begane Grond



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