

RAAK
ONTWIKKELING

MIJNSHERENWEG 8
DE KWAKEL

TE HUUR ca 24.000m²
DEELVERHUUR MOGELIJK

T 020-2400888



PROPERTY DESCRIPTION

This large scale distribution facility with cooling facilities is well located close to both the Aalsmeer Flower Auction and Amsterdam Schiphol Airport with a short connection to Highway A4 Amsterdam – The Hague. The building was constructed in different phases, most recently in 2019.

The combination of a large plot of almost 5 hectares, the availability of 50 loading docks on two sides and the option to drive around the building makes this logistics building extremely useful for cross dock operations. The building was in use by a wholesaler in fruit and vegetables, around 250

people worked here on a day to day basis. The greater part of the building is installed with cold stores on basis of a box in box principle. The cooling units are brand new. Furthermore the building foresees in fancy offices, large canteen with hot kitchen facility, changing rooms with showers and toilets, locker spaces, great balcony space, workshop space and mezzanine floors.

Layout:

- 47.525 sqm plot size
- 18.614 sqm warehouse partially cooled space
- 4.624 sqm office space including changing rooms, toilets and toilet groups
- 1.517 sqm mezzanine space
- Solitaire residence on a 1.650 sqm own plot

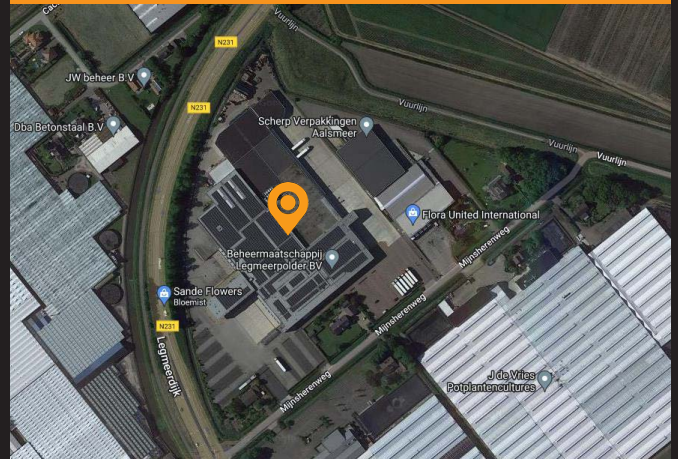
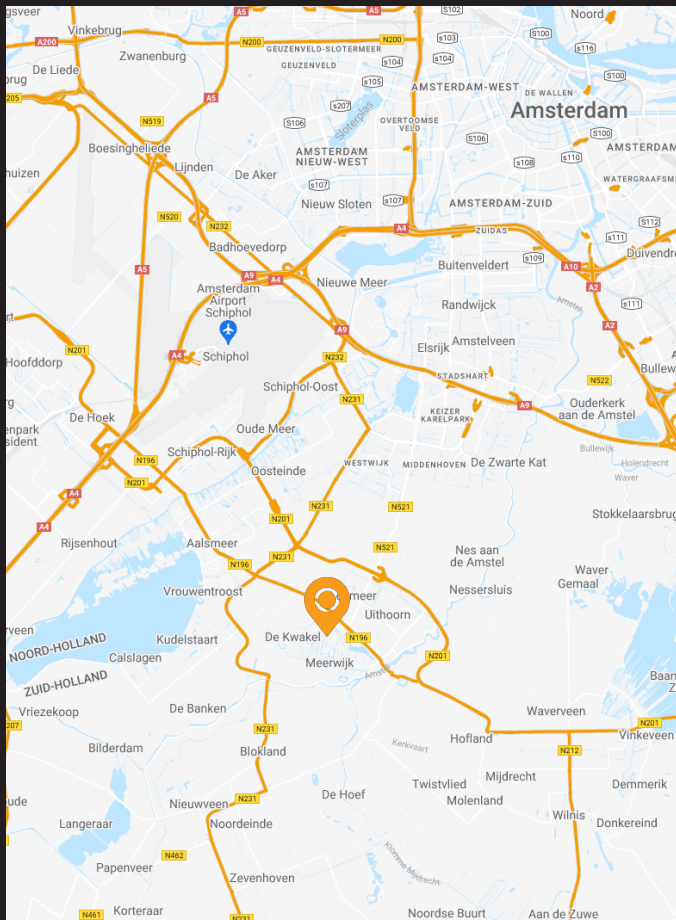
DIRECT AVAILABLE



LOCATION

The logistics facility is very well located to both the Dutch Flower Auction and Schiphol Airport. Highway A4 exit Hoofddorp can be reached within 10 min and gives an excellent connection to Amsterdam – Haarlem - The Hague – Rotterdam.

There is a bus stop at 3 minutes distance of the building. Bus line 358 has stops in Aalsmeer, Amstelveen and Amsterdam Station South.





FA C I L I T I E S

OFFICE SPACE

- spacious entrance with reception area
- cable ducts for data, telephone and electricity
- suspended ceiling with screen-friendly light fixtures
- fully finished toilet group (ladies/gentlemen) on each floor
- mechanical ventilation equipped with airconditioning
- central heating by means of radiators
- luxurious canteen with hot kitchen
- changing rooms including shower facility
- locker rooms

YARD

- 2 separate entrances
- fully fenced and equipped with an entrance gate including barriers
- paved with clinkers
- piled loading pits
- outside lighting and sewage
- parking space for cars
- parking places for trailers
- sanitary facility for truck drivers

Warehouse space

- maximum racking height 8,50 meters
- maximum floor load warehouse 3,000 kg/m²
- warehouse office
- 50 electric operated loading docks
- several overhead doors on ground level
- fire hose reels
- cool units for storage at 3-5 degrees Celsius
- heating system by means of gas heaters
- sufficient number of 230 Volt and 400 Volt connections
- battery loading area
- TL light fixtures, capacity 150 lux

Residential building

On the roadside a solitaire house is situated on a 1.650 sqm own plot. Following the zoning plan, residence is allowed as long as the inhabitant is connected to the operational business of the industrial estate. The house can be leased, conditions to be determined.









LEASE CONDITIONS

Rent (price level 2022)

- warehouse space
- mezzanine floor
- office space
- parking places included in rent

Lease conditions for the residence to be determined.

Service charges

- to be determined

Payment

- quarterly in advance

Lease term

- 10 years

Notice period

- 12 months

Guarantee

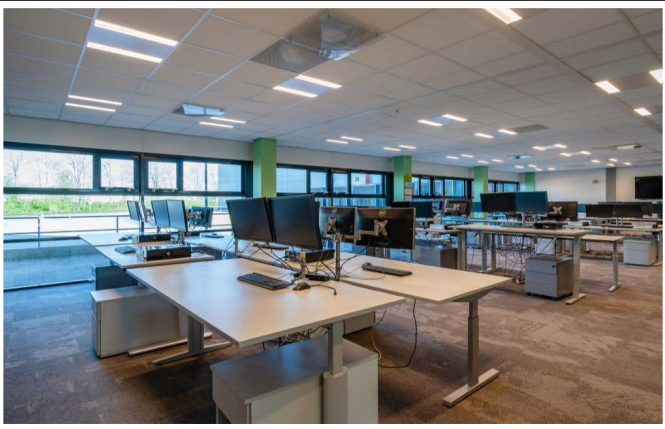
- bank guarantee equivalent to a quarter rent plus service charges and VAT

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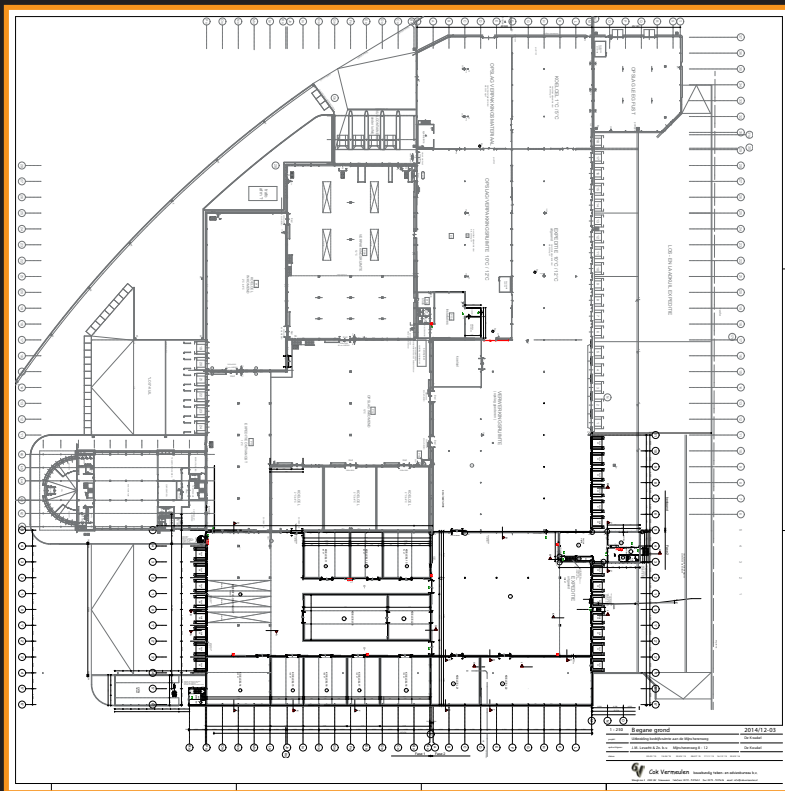






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