



Available for lease
Laanakkerweg 16, Vianen



Laanakerweg 16

This high-end DC is located in Vianen on business park 'De Biezen', which is an ideal location, in the centre of the Netherlands and with excellent accessibility. The warehouse comprises of approx. 18,500 sq.m., divided over approx. 16,482 sq.m. warehouse space, approx. 1,302 sq.m mezzanine space and approx. 750 sq.m. office space and 19 loadingsdocks. In the front of the property there are sufficient car parking spaces. The property was designed and build in accordance with the latest specifications for modern warehousing.

Location

Vianen is a medium sized city in the province Utrecht, located just south of Utrecht in the centre of the Netherlands. The Utrecht market has a national character and is strongly related with distribution networks. The geographical position in the heart of the country as well as its accessibility by car and inland shipping are the main driving factors for its popularity as a domestic distribution hub.

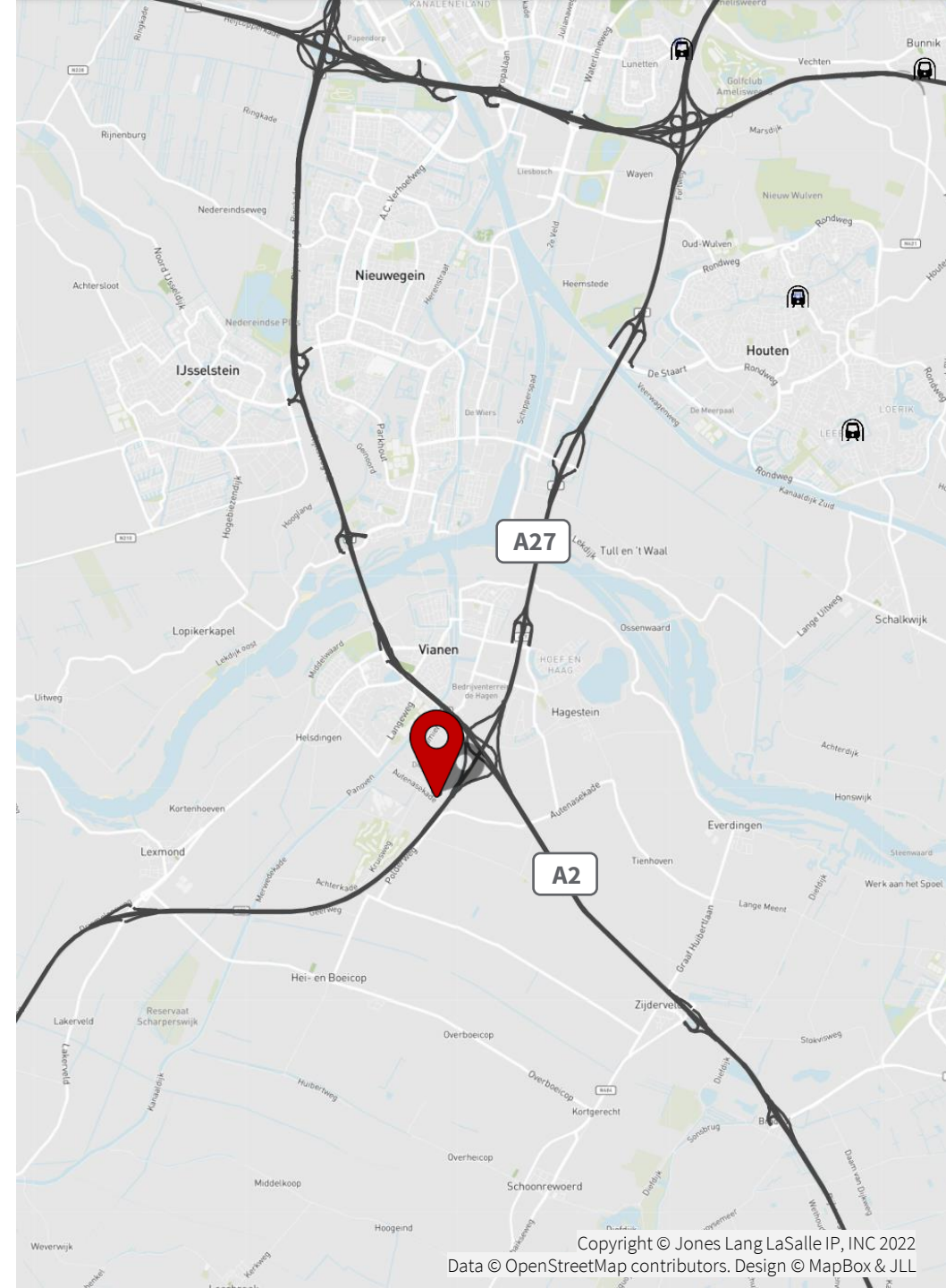
Accessibility

By car

Vianen is centrally located in the Netherlands, close to the important motorways A12 (west-east connection: The Hague – Utrecht – Arnhem – Germany) and on the intersection of motorways A2 (north-south connection: Amsterdam – Utrecht – Eindhoven – Maastricht) as well as at the A27 from Belgium towards the north east of the Netherlands (Antwerp – Breda – Utrecht – Almere).

By public transport

Also by public transport the property is easily accessible, the bus stop is within walking distance of the property.



Available spaces

A total of 18,534 sq.m. is currently available for rent, divided as follows

Description	Surface
Warehouse	16,482 sq.m.
Office space	750 sq.m.
Mezzanine	1,302 sq.m.
Total	18,534 sq.m.

Parking

58 car parking spaces on site.



Delivery level

The property will be delivered in its current state of use, including a.o.:

Warehouse:

- Clear height of 10.75 m¹;
- Max. average floor load 50 kN/sq.m. and point load of racks 80 kN;
- 19 loading docks;
- Heating through direct gas fired heaters;
- Certified sprinkler type ESFR K25;
- Concrete warehouse floor;
- Electrical hydraulic dock levelers, electrically operated dockdoors, linked to levelers;
- Lighting;
- Warehouse depth of 122 m;
- Column spacing of approx. 22.8 x 15.9 m.

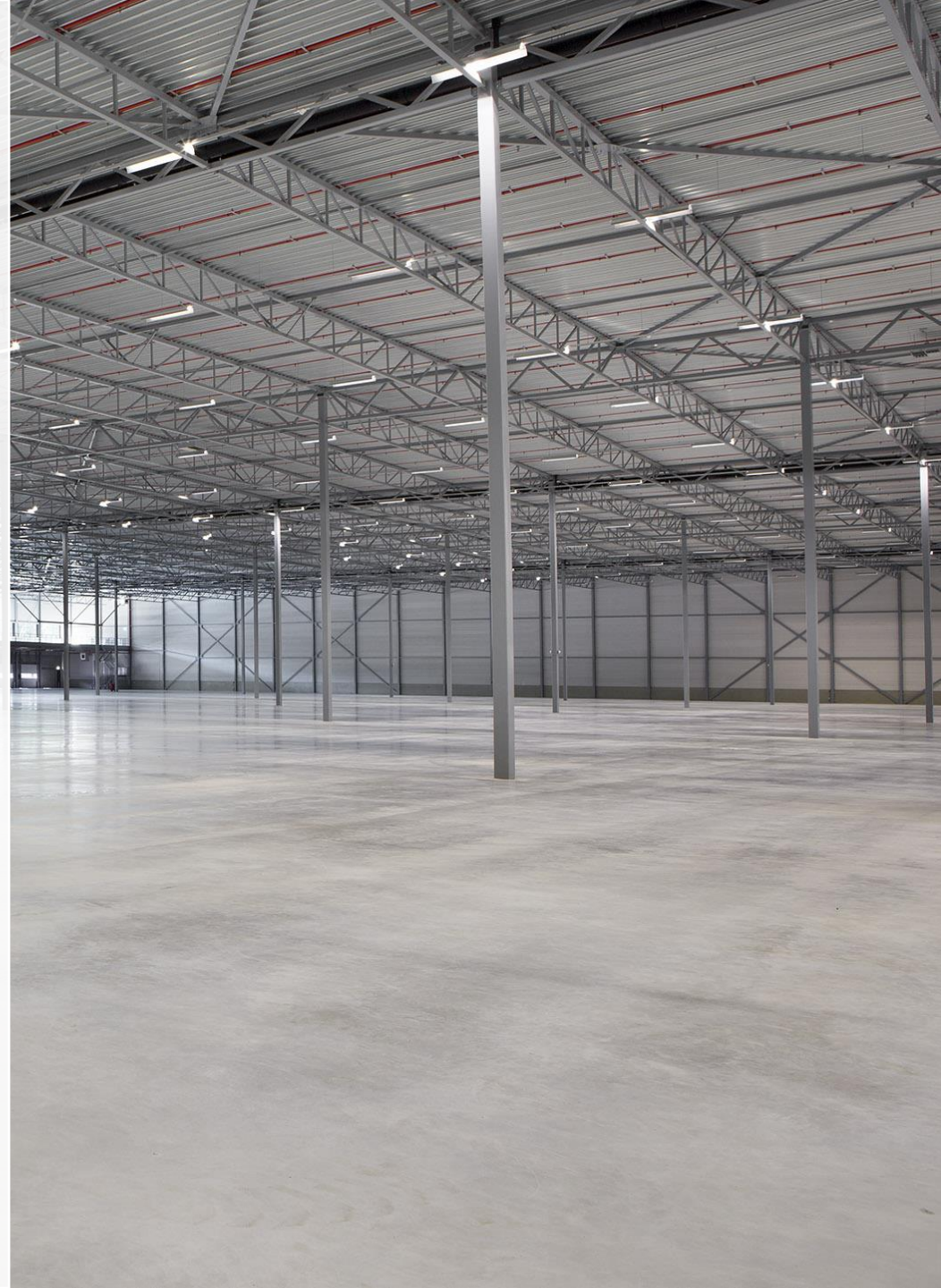
Office:

- Office space divided over ground and two upper floors;
- Heating and cooling by means of a split unit airconditioning system and local heating radiators;
- Floor loading capacity of 5 kN/sq.m..

Mezzanine:

- Floor loading capacity 7.5 kN/sq.m..

Acquisition of the racking, collision protection and any other items can be discussed.





Rent

On request.

Service charges

To be determined.

Lease term

In consultation.

Commencement date

In consultation, Q3/Q4 2022.

Lease agreement

Lease of Office Accommodation and other Commercial Accommodation established by the Real Estate Council (ROZ) 2015.

VAT

All amounts exclude service costs and Value Added Tax (VAT).

Pictures



Pictures



Floor plan



Contact



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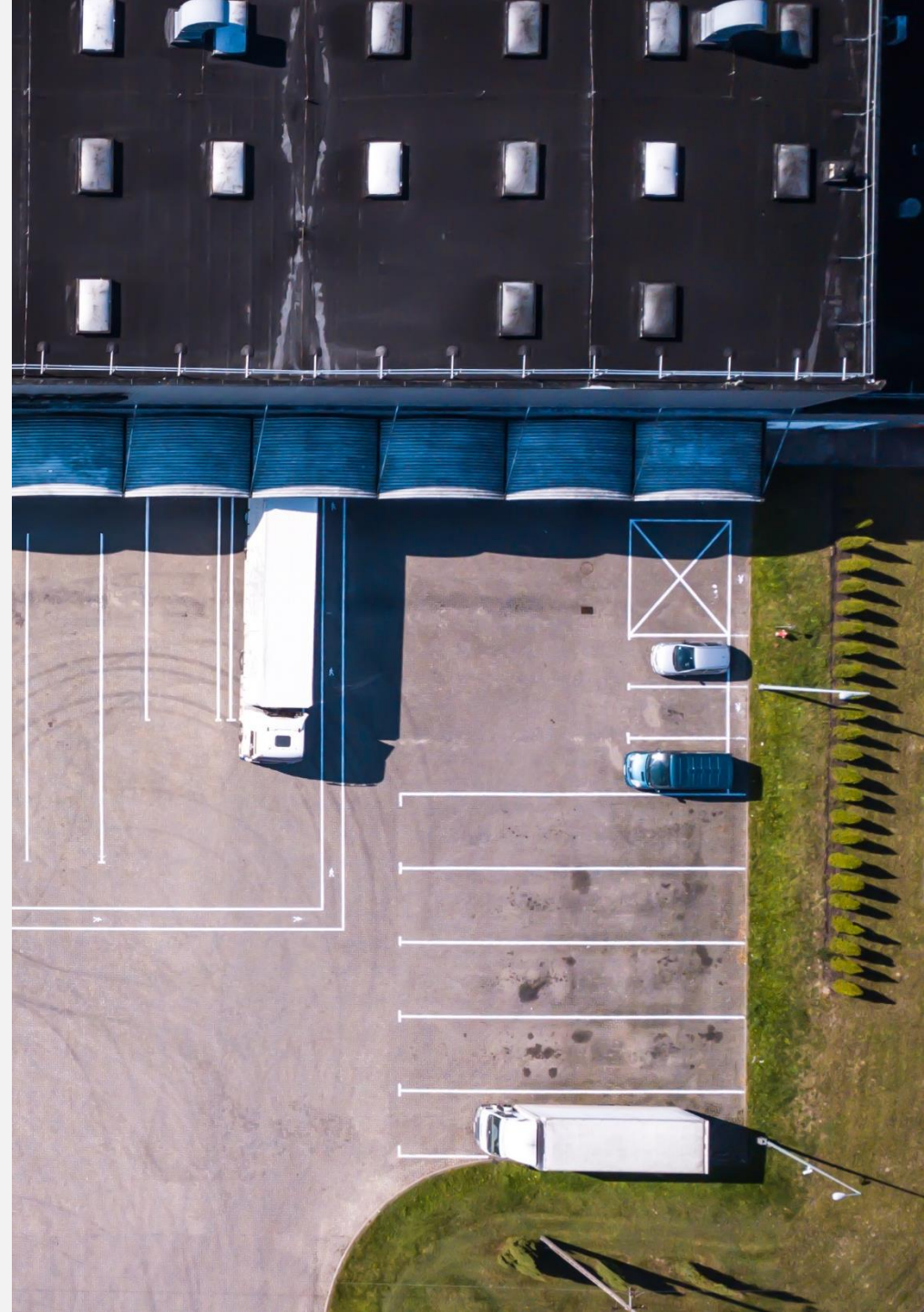
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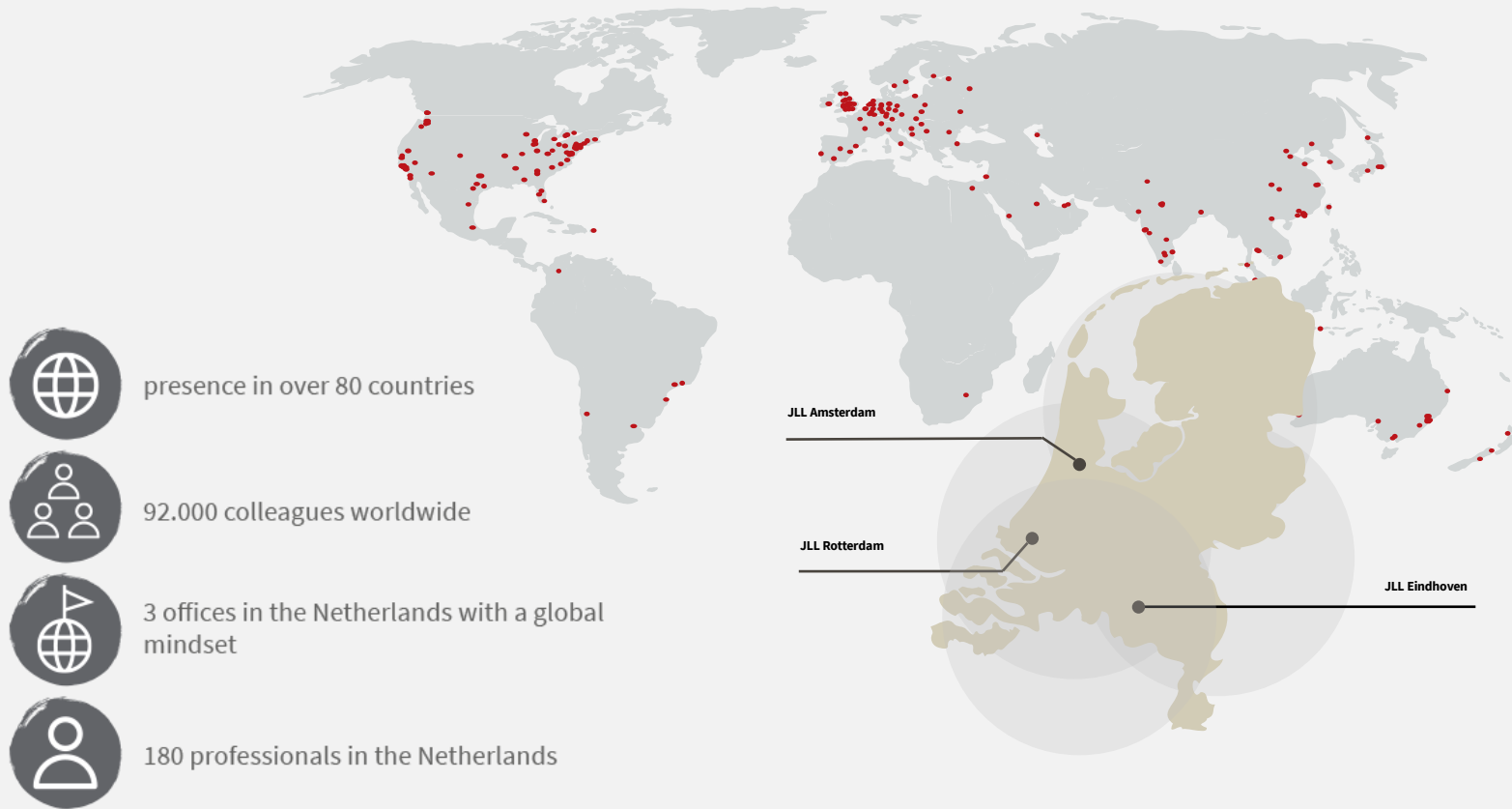
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