

HYDRA
UTRECHT

By Stellar
Development

Introduction
document





A destination where people want to be.



Main entrance of
Hydra Utrecht

Hydra Utrecht is a high-quality, nature inclusive distribution center of more than 23,000 m². Hydra Utrecht is centrally located in the Netherlands. This project is being realized by Stellar Development and will be available for one or possibly two end-users by Q4 2022.

We develop destinations.

Stellar Development creates first class logistics destinations where people want to be. The four distinctive pillars of our projects are nature, architecture, technology, and functionality. Our unique logistics destination Hydra Utrecht is realized in collaboration with Heembouw and Heembouw Architecten.

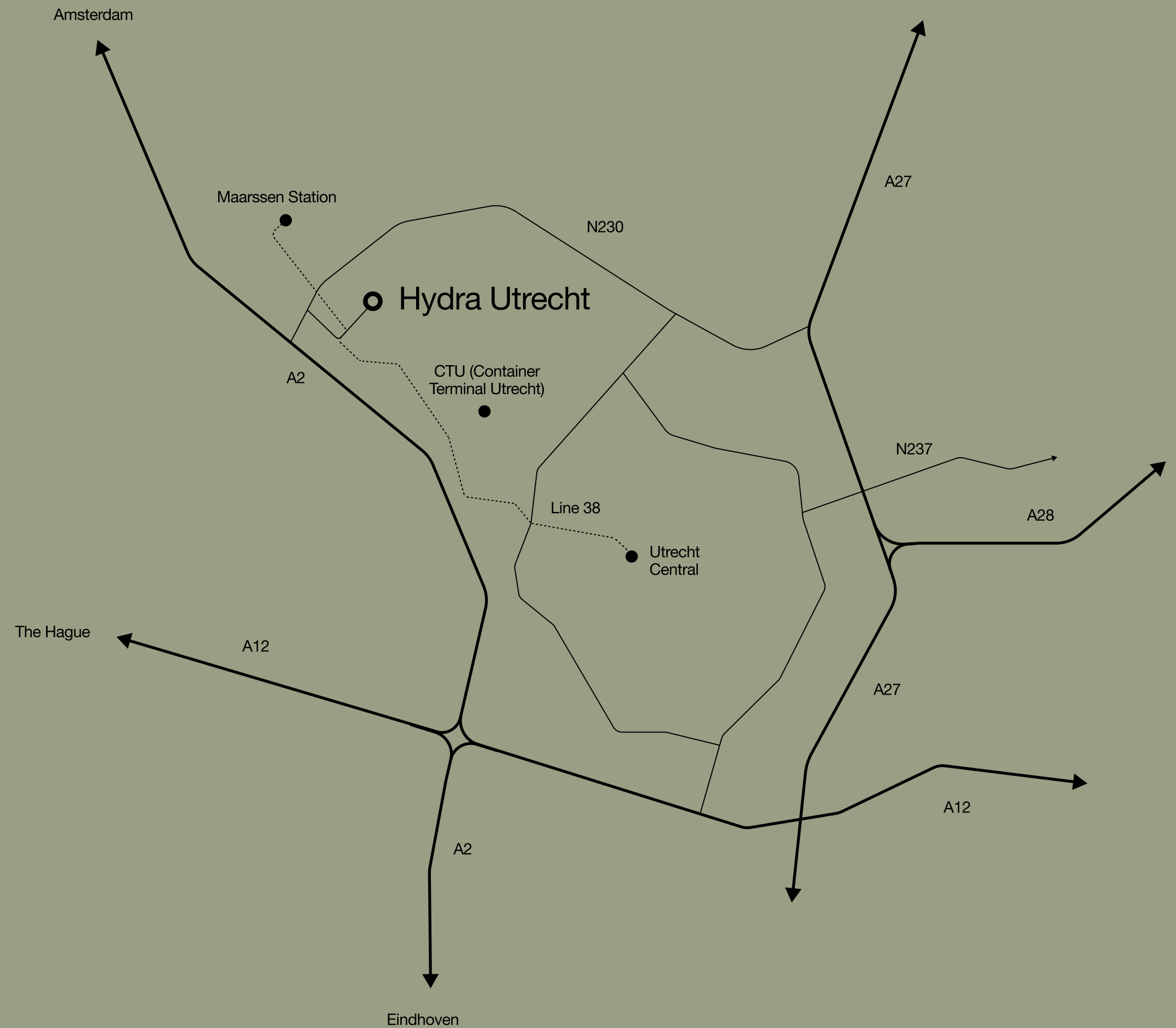
Learn more about us
stellardevelopment.eu





Hydra Utrecht is centrally located in the Lage Weide business park. Less than five minutes from the A2 motorway, while Oudenrijn junction and the A12 motorway are within ten minutes reach. This ensures perfect positioning between Utrecht, The Hague and Amsterdam for regular distribution or city distribution.

The Lage Weide is a multimodal business park with great access by road, rail, and water. CTU's inland terminal is less than five minutes away, and Schiphol Airport is only thirty minutes away.





A total surface of
23,207 m² is currently
available for rent.

Warehouse

20,291 m²

Office

1,336 m²

Mezzanine

1,580 m²



Hydra Utrecht is
available for partial
lease in two units.

Unit A

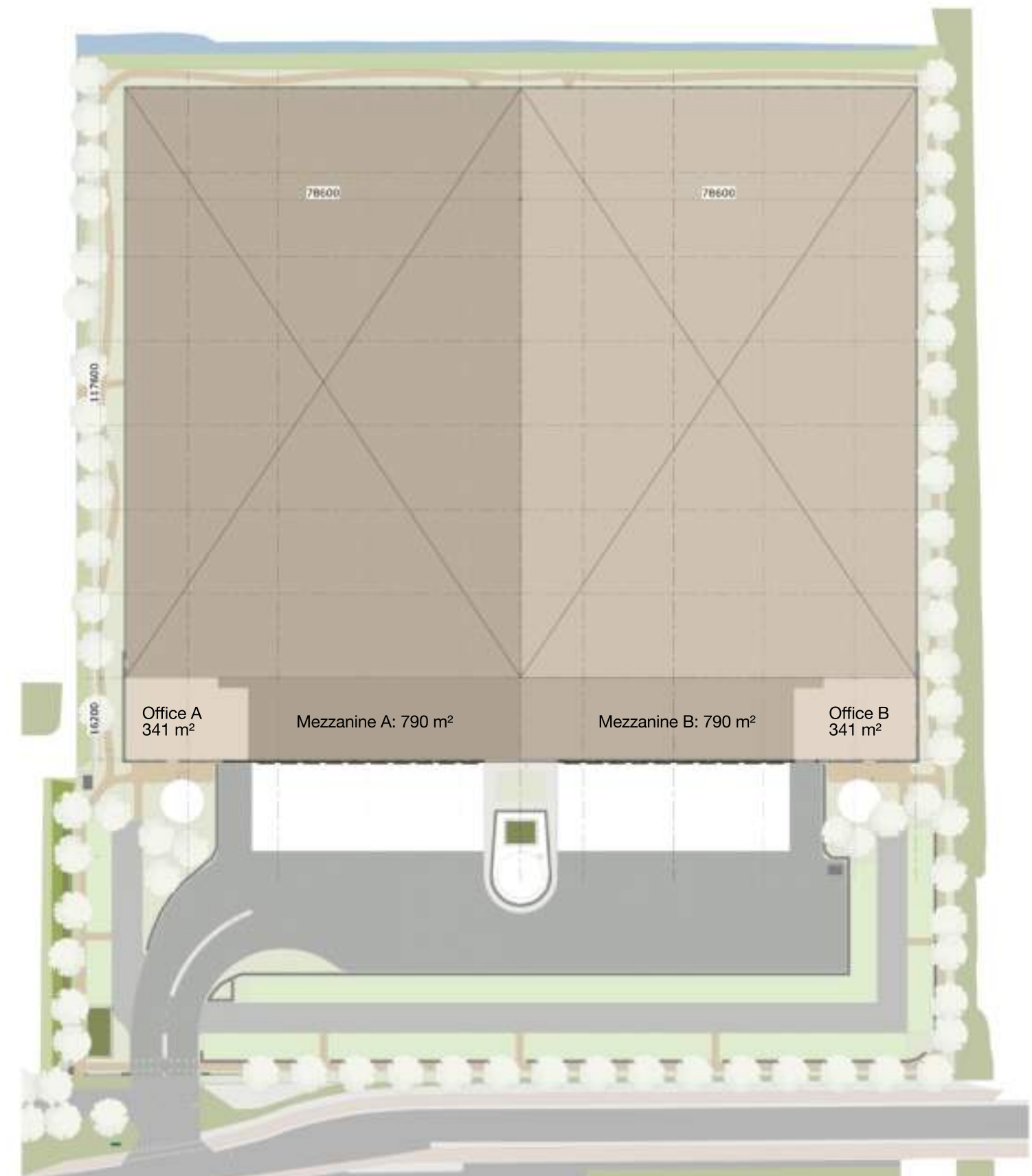
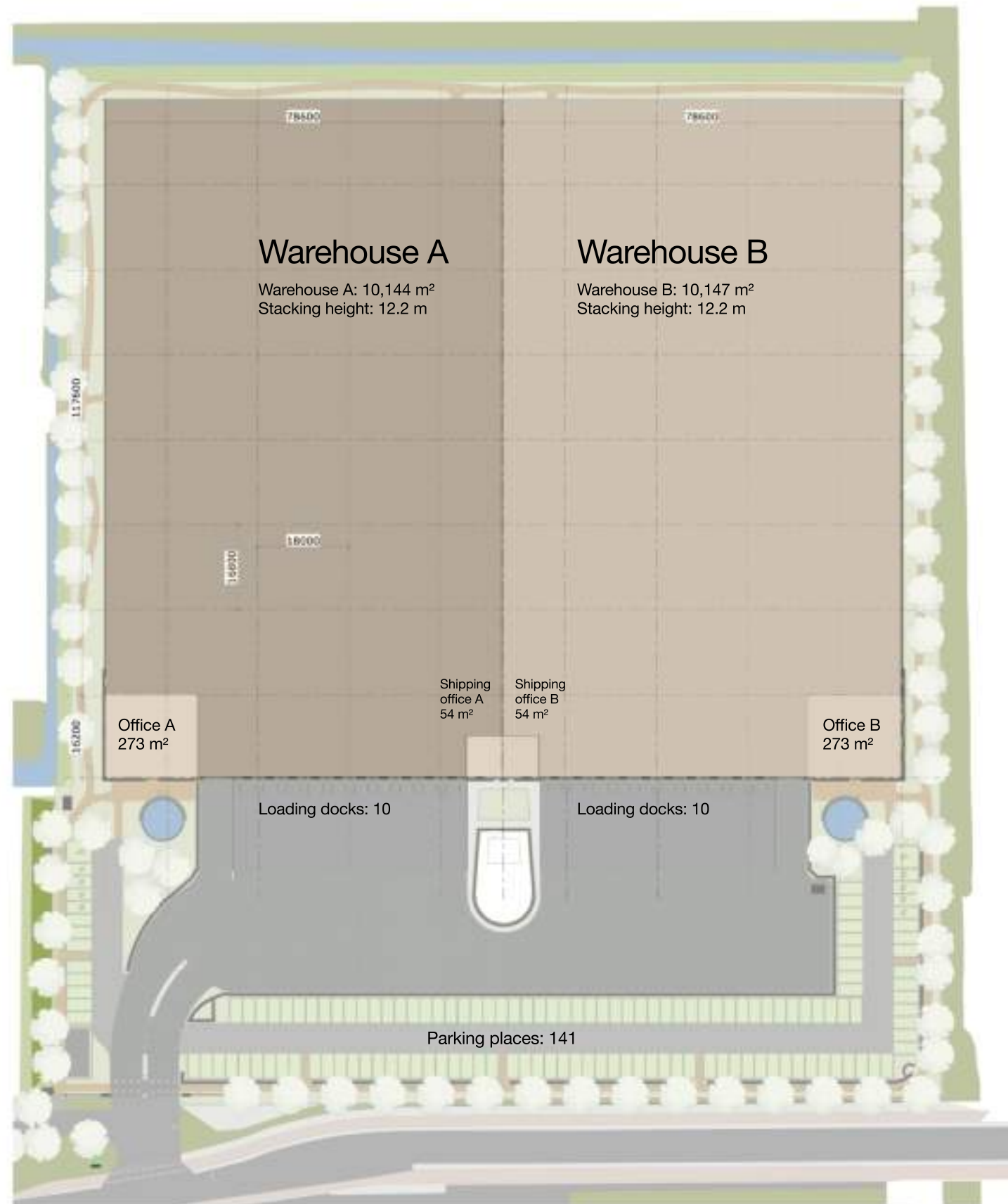
Warehouse 10,144 m²
Office 668 m²
Mezzanine 790 m²
Parking spaces 70

Unit B

Warehouse 10,147 m²
Office 668 m²
Mezzanine 790 m²
Parking spaces 71

Floorplans

Download all floorplans
stellardevelopment.eu/destinations/hydra-utrecht/floorplans



Equipped with the latest technology, designed with the future in mind.

Warehouse

Loading docks 20
Overhead doors 2
Clearance height 12.2 m¹
Shipping clearance height 4.6 m¹
Floor load 50 kN/m²
Shipping floor load 25 kN/m²
Flatness class DIN-15851-1
Rack point load 90 kN
Floor Heating
Lighting 150 lux
Sprinkler system ESFR K22

Terrain

Lot size 36,371 m²
EV charging stations 8

Offices

Lighting 500 Lux
Floor load 4 kN/m²
Heating integrated in the ceiling



Bringing nature back to the urban environment of Lage Weide.

By literally adding greenery (nature) to the design of Hydra Utrecht, we ensured that the design serves both people and animals. The sprinkler tank, an innovative nature-inclusive statement positioned centrally on the property, functions as the largest permanent insect hotel in Europe. A flowery grassland was chosen, featuring a robust

infill with different plants, shrubs, and trees, creating a whole biodiverse system. In addition to nature-inclusive design we also put great attention to reducing the CO² footprint – as a result Hydra Utrecht performs 44% lower than the MPG standard and has a BREEAM ‘Very Good’ score as a truly sustainable destination.



Rent
On request.

Service charges
To be determined.

Lease term
10 years.

Lease agreement
Based on the standard model of the Raad voor Onroerende Zaken (ROZ) model February 2015, supplemented by the lessor.

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

Hydra Utrecht is available Q4 2022.

Discover more at
stellardevelopment.eu

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