



Available for lease

Pascallaan, Lelystad



Pascallaan

Between the Airport Lelystad and the A6, at Lelystad Airport Business park (LAB), a new logistics building will be developed and delivered in Q2 2023. LAB is a perfect place of business for many logistics companies from an (inter)national point of view because of the airport and the highway A6 closeby.

The building will be developed according to the latest insights of modern logistics and will meet all the requirements. The building is suitable for standard logistics, e-commerce or wholesale companies.

The complex comprises approximately 7,171 sq.m. warehouse space, approximately 595 sq.m. office space and approximately 1,178 sq.m. mezzanine. If required additional office space can be added on the mezzanine floor. The complex can be split into two separate units.

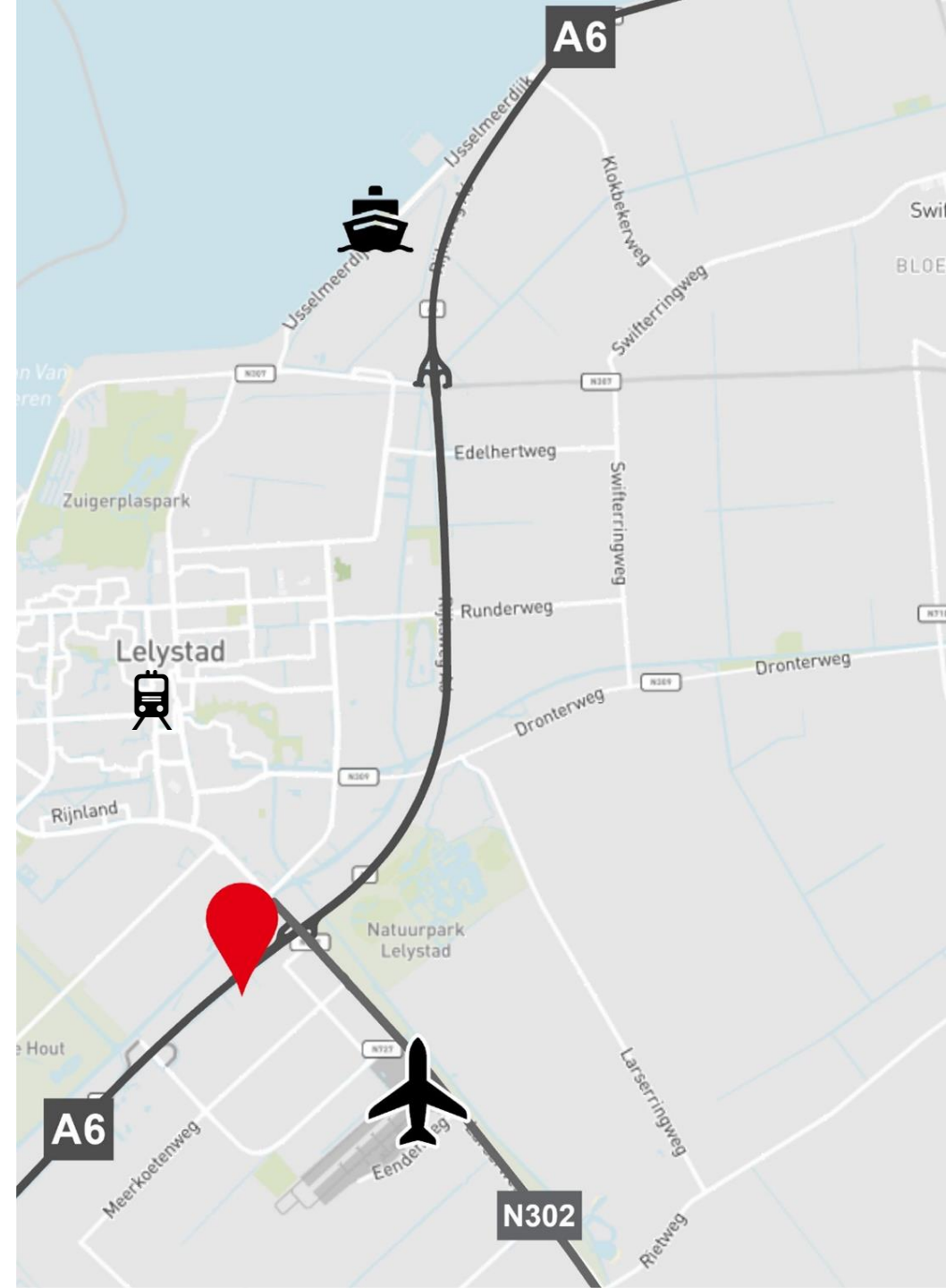
The warehouse will be delivered according to modern logistics standards, equipped with in total 8 loading docks, 2 overheaddoors on ground level, a clear height of 12.2 m¹ and a maximum floor load capacity of 5,000 kg/sq.m.

Location and accessibility

This new to develop building is directly adjacent to the A6 highway and near to the N302 which ensures perfect accessibility to all parts of the Netherlands. The site is situated at only 20 km from the container terminal Flevokust (CTU Flevokust), Schiphol Amsterdam Airport is at approximately 65 km and the port of Amsterdam is at approximately 60 km. In the vicinity are already well-known companies such as Inditex Zara, Giant, Donkervoort, Dacklapack, Montapacking and Imres.

By public transport

In the immediate vicinity (within 1 km) there are various bus connections to Lelystad, Lelystad train station and Harderwijk.



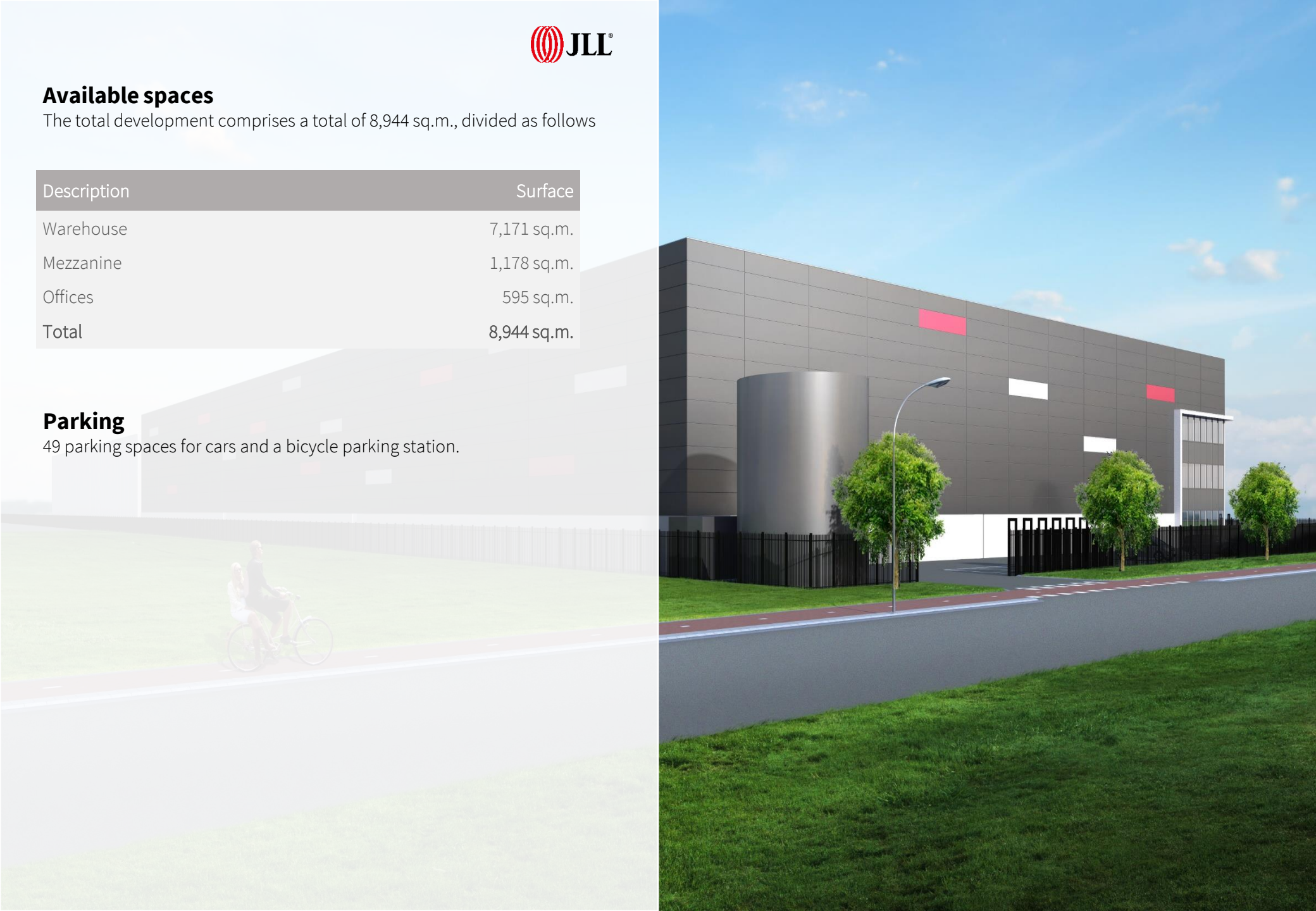
Available spaces

The total development comprises a total of 8,944 sq.m., divided as follows

Description	Surface
Warehouse	7,171 sq.m.
Mezzanine	1,178 sq.m.
Offices	595 sq.m.
Total	8,944 sq.m.

Parking

49 parking spaces for cars and a bicycle parking station.





Delivery level

The warehouse will be delivered according modern logistics standards, including amongst others:

Warehouse:

- Clear height of 12.2 m¹;
- Maximum floor load warehouse of 5,000 kg/sq.m.;
- Maximum floor load expedition of 2,500 kg/sq.m.;
- 8 loading docks with levellers;
- 2 overheaddoors on ground level;
- LED-lighting 150 LUX for the warehouse;
- LED-lighting 300 LUX for the expedition space;
- ESFR sprinkler system.

Mezzanine:

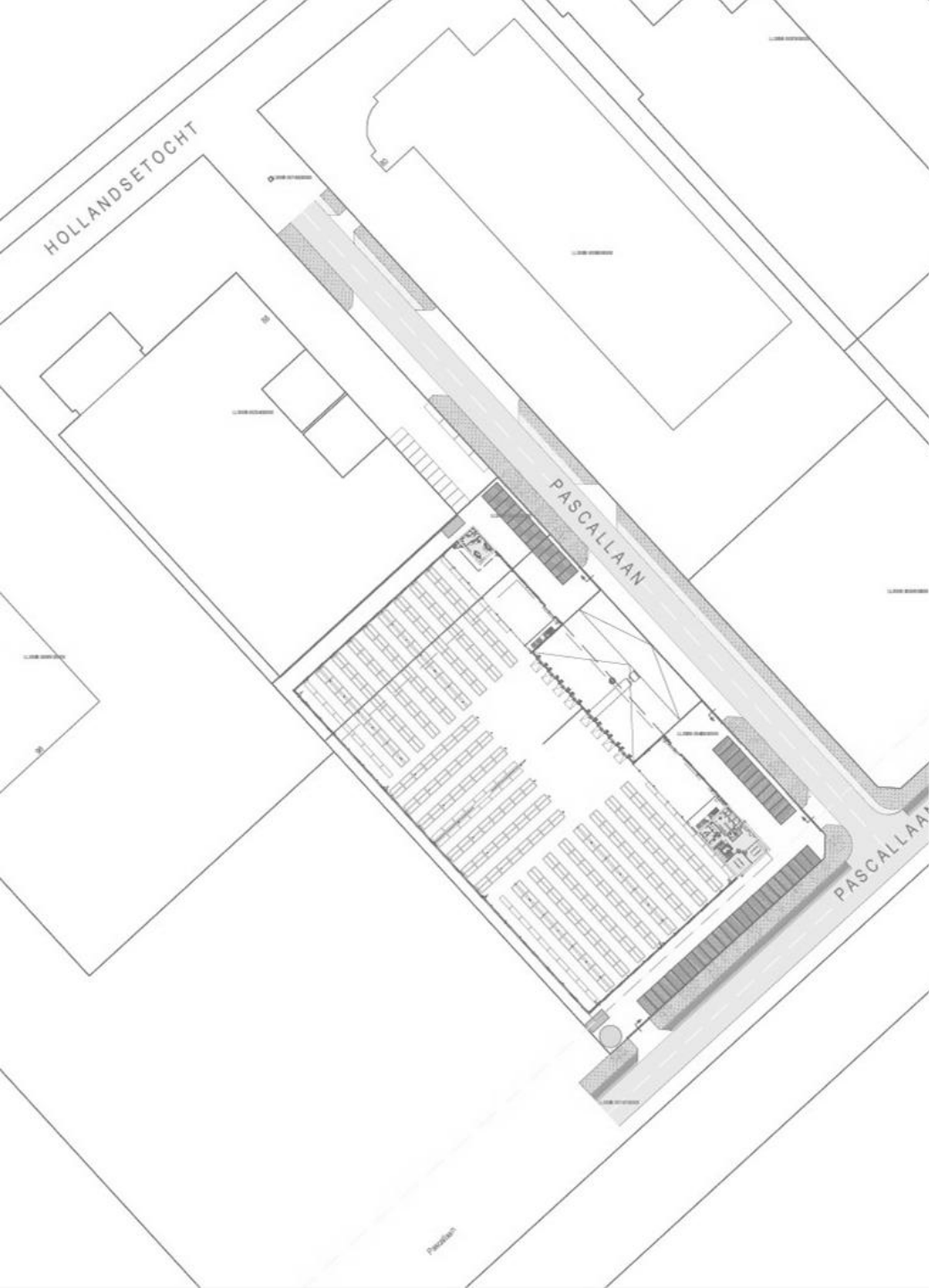
- Maximum floor load of 750 kg/sq.m.;

Office space:

- Office space divided over ground - and first floor;
- Maximum floor load of 400 kg/sq.m.;
- Toilet / shower group;
- LED-lighting 500 LUX;
- Pantry;
- Suspended ceiling.

Exterior area:

- 49 car parking spaces;
- Bicycle parking;
- Loadingpit (23m).



Rent

Warehouse:	€ 55.00 per sq.m. per year
Mezzanine:	€ 30.00 per sq.m. per year
Office space:	€ 120.00 per sq.m. per year
Parking	€ 150.00 per parking space per year

The prices above are excluding VAT and service charges.

Service charges

To be determined.

Lease term

To be determined.

Commencement date

Q2 2023.

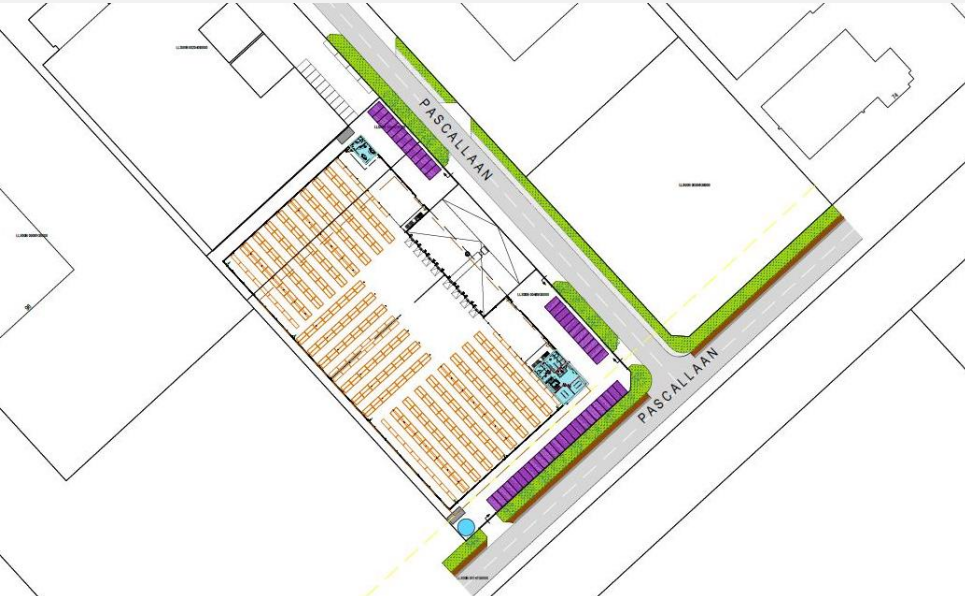
Lease agreement

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

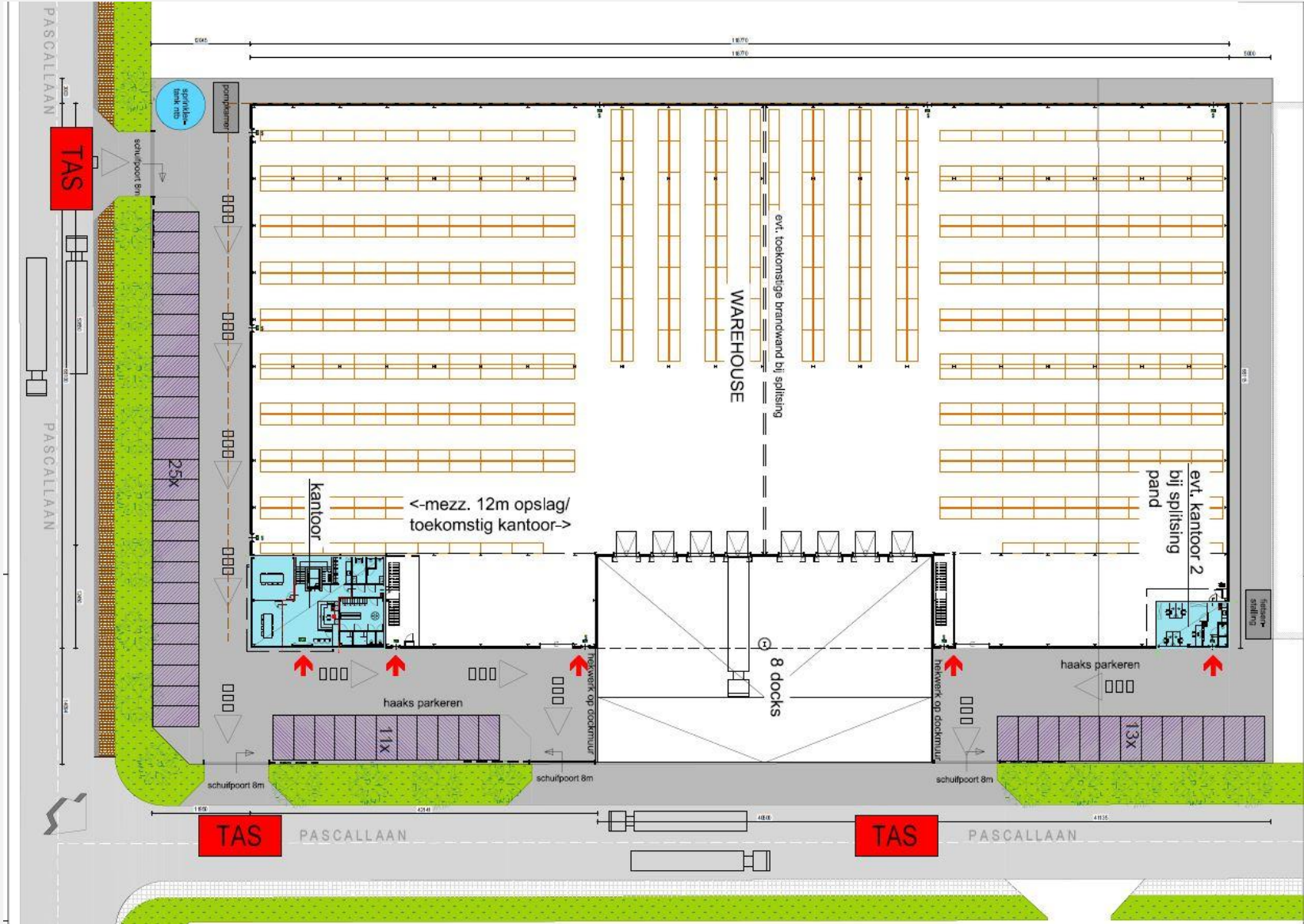
VAT

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

Pictures



Floor plan



Contact



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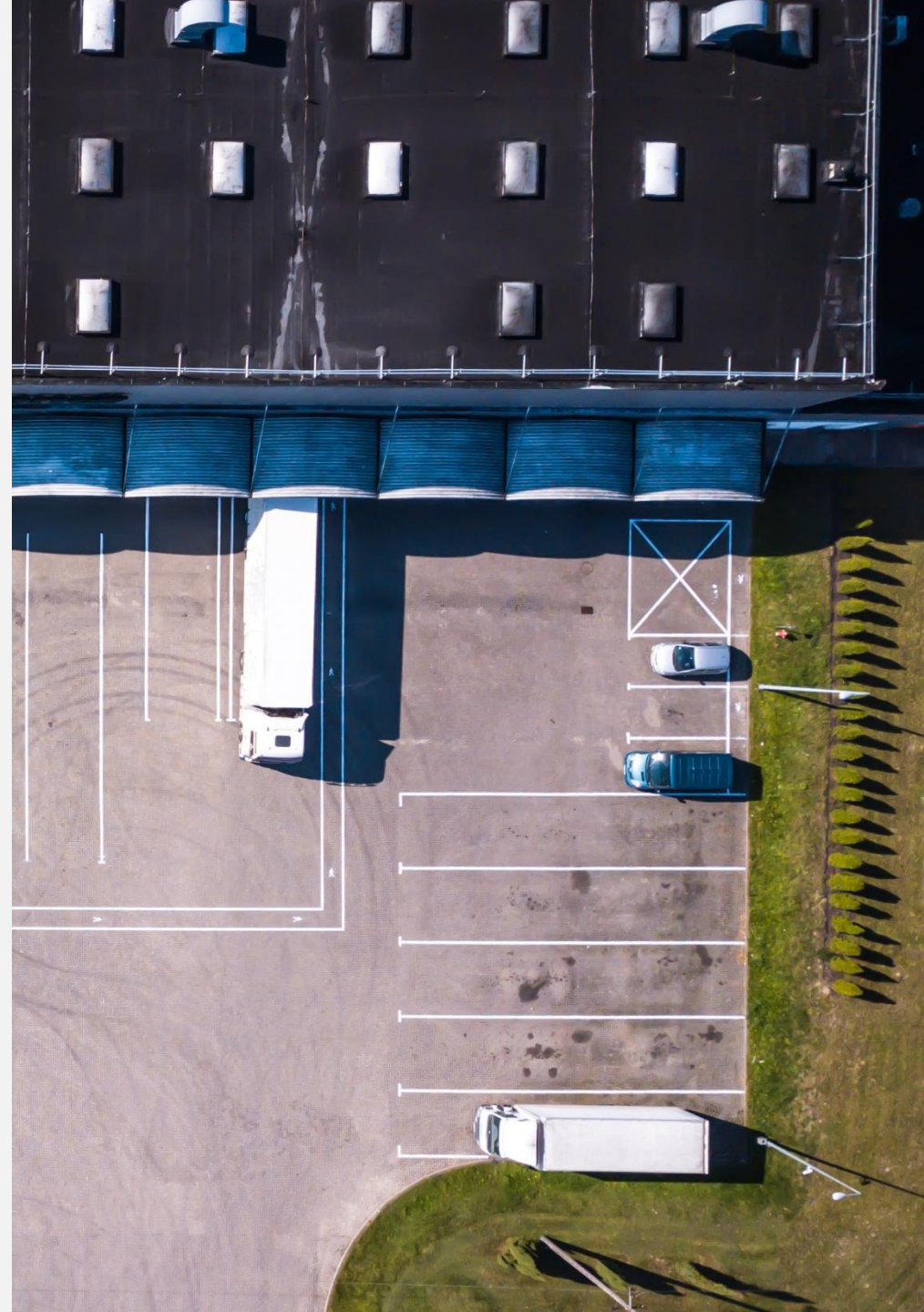
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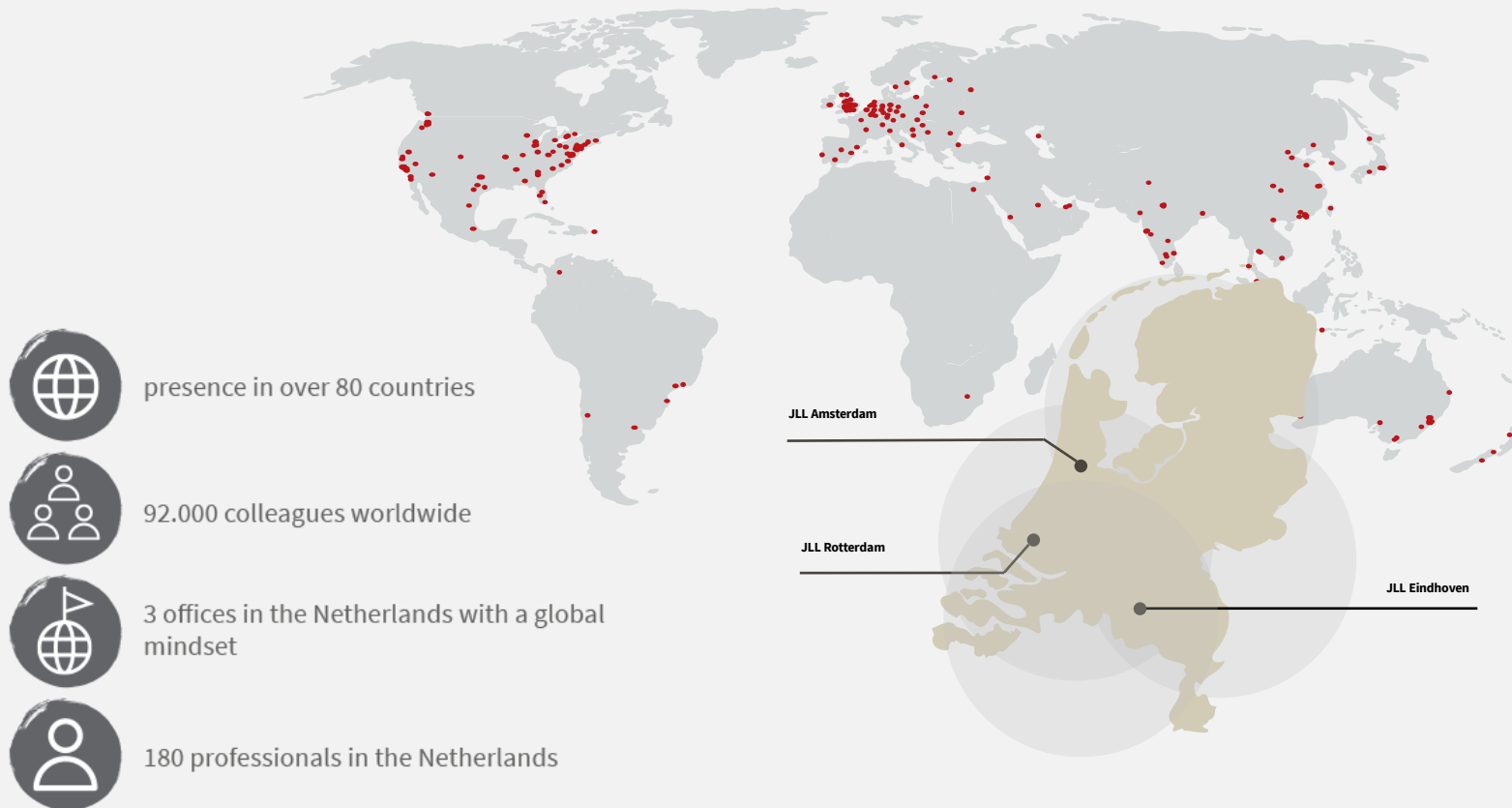
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