



**Available for lease**

Ringweg 6, Roermond



**JLL**

*Achieve  
Ambitions*



## Ringweg 6, Roermond

Detached business complex, which is optimally suited for logistical purposes of approximately 11,906 m<sup>2</sup>, located on the business park 'Roerstreek' at Ringweg 6 in Roermond.

### Location

Roermond is an ideal location for logistics services, as it is very close to the logistical areas of Venlo and Born, among Europe's most important logistical areas. The business complex is located at business park 'Roerstreek' at Ringweg 6 in Roermond. Together with the Oosttangent business park, business park Roerstreek forms a large business zone to the east of Roermond. Roerstreek has excellent access to and from the freeway network. Because of the proximity of the provincial roads N570 and N293, the national highways A73 and A2 are easily accessible. The border with Germany and the Ruhr area are also easily accessible due to the connection with the Bundesautobahn 52.

The Roerstreek business park is characterized by medium-sized and large companies in the field of logistics and wholesale. Several companies have already established themselves in this business park, including: Rockwool, Euramax, UPS and Aldi.

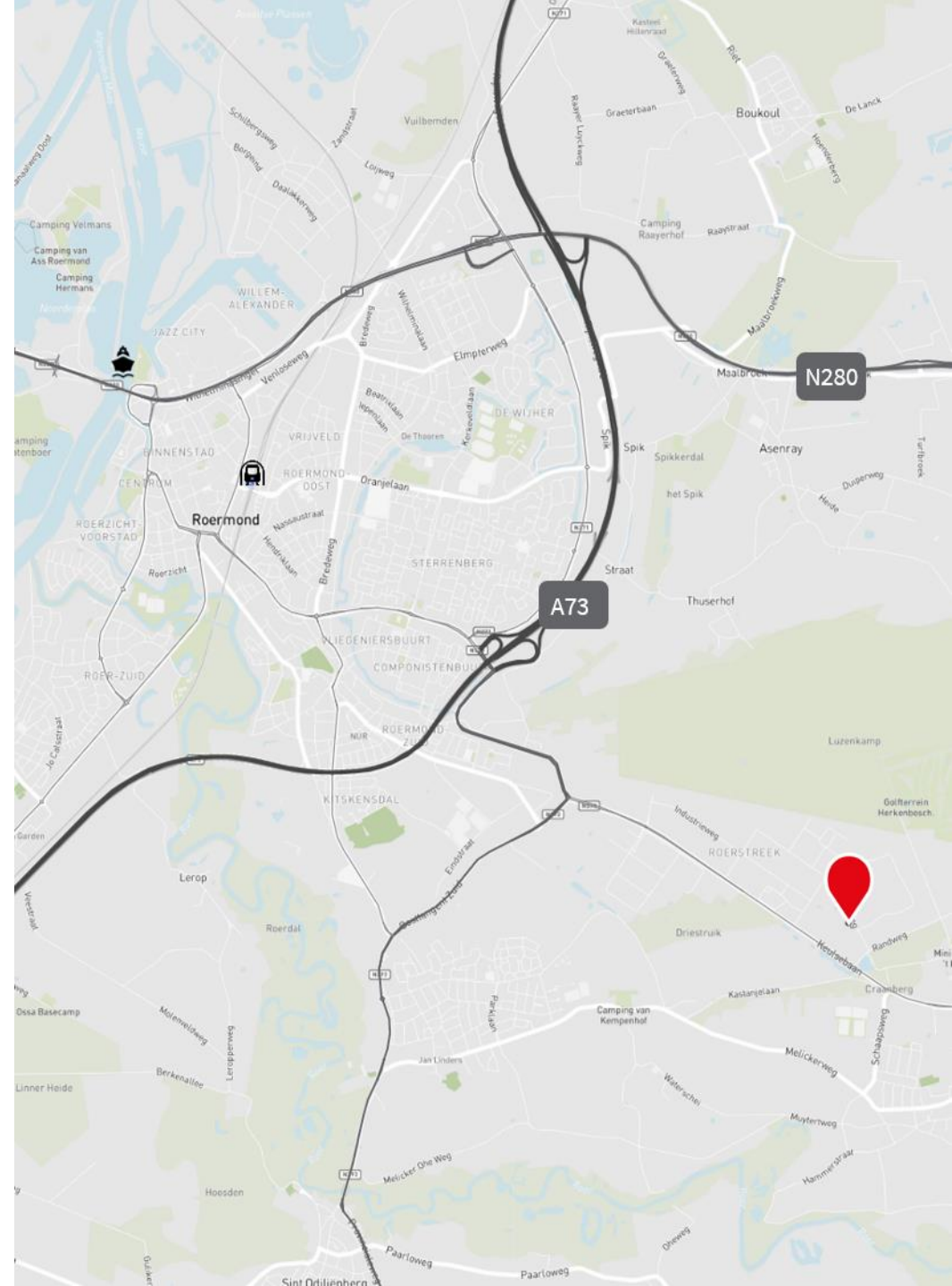
### Accessibility

#### *Own transport*

The location on the N570, the connecting road between Roermond and the German border, makes the business park easily accessible. Via the direct connection with the N293, the A73 (Nijmegen - Maastricht) can be reached within a few moments. The A73 then makes the connection to the A2 (Amsterdam - Maastricht) possible.

#### *Public transportation*

A bus stop with frequent connections to Roermond Station is located at approximately 450 meters walking distance.





## Available floor space

Approximately 11,906 sq. ft. is currently available for lease, distributed as follows:

Description	Metrage
Warehouse	11.697 sq.m.
Office space	209 sq.m.
Total	11.906 sq.m.

## Parking

Sufficient parking facilities are available on site.







## Delivery level

The business complex will be delivered with, among others, the following facilities:

Business space:

- Concrete floor with maximum floor pressure of 3,000 kg/m<sup>2</sup>;
- Clear height approx. 8 m;
- 10 loading docks with levellers;
- 4 overhead doors at ground level;
- Reception area for drivers;
- Roof with skylights;
- Heating by heaters.

Office space:

- Airconditioning;
- Server space;
- Pantry;
- Toilet group;
- Canteen space with kitchen set up;
- Aluminum frames with insulating glazing;
- System ceilings with fluorescent lighting.

In consultation and for takeover: mezzanine floor.

## Destination

For this object, the zoning plan 'Bedrijventerrein Roerstreek' is applicable which was irrevocably adopted in June 2013. This plot has the destination 'Business Area' and is intended for companies in the environmental category 1 to 3.2, according to the State of Business Activities.

Previously in the property: UPS - Supply Chain Solutions.





## **Rental price**

On request.

## **Service charges**

Utilities and minor maintenance are the responsibility of the tenant.

## **Lease term**

5 (five) years with renewal periods of 5 (five) years each. The notice period shall be 12 (twelve) months.

## **Lease Commencement Date**

In consultation, Q4 2022.

## **Rent payment**

Quarterly in advance.

## **Energy Label**

Label A.

Energy index: 0,81.

## **Cadastral information**

Municipality: Roermond

Section: S

Number: 163

Size: 15,125 sq.m.



## Rent Indexation

Annually, for the first time 1 (one) year after the lease date, based on the monthly price index according to the consumer price index CPI series all households (2015=100, or most recent time basis), published by CBS.

## Lease Agreement

Lease agreement is based on ROZ model 2015.

## Security deposit

Bank guarantee or deposit in the amount of at least three months rent including service charges and VAT.

## VAT

The Landlord wishes to opt for VAT-taxed rent and lease. In the event that the Tenant is unable to set off the VAT, the rent will be increased in consultation with the Tenant in order to compensate for the consequences of the elimination of the option to opt for VAT-taxed rent.





# Pictures





# Pictures



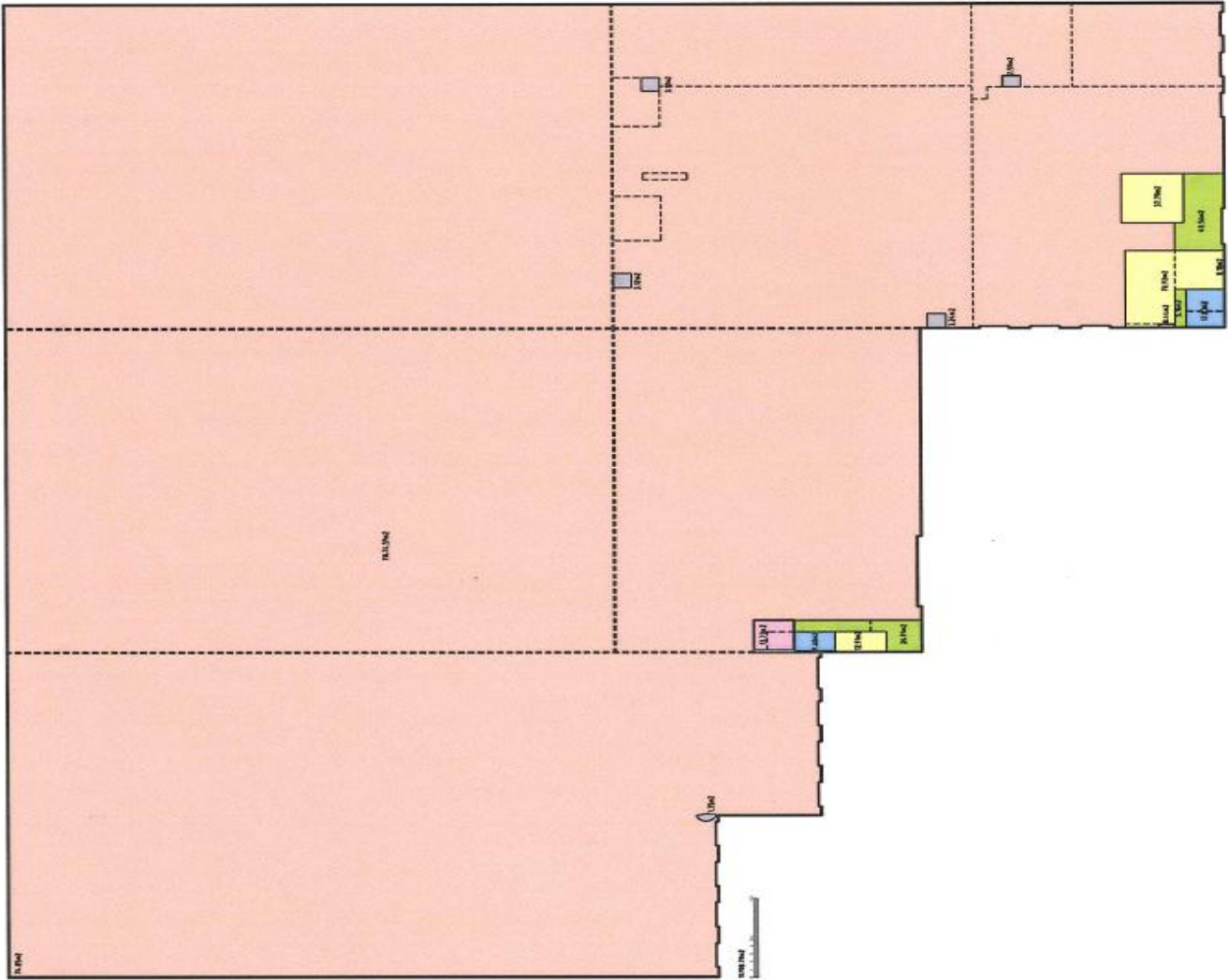


# Pictures





# Floor plan





# Contact

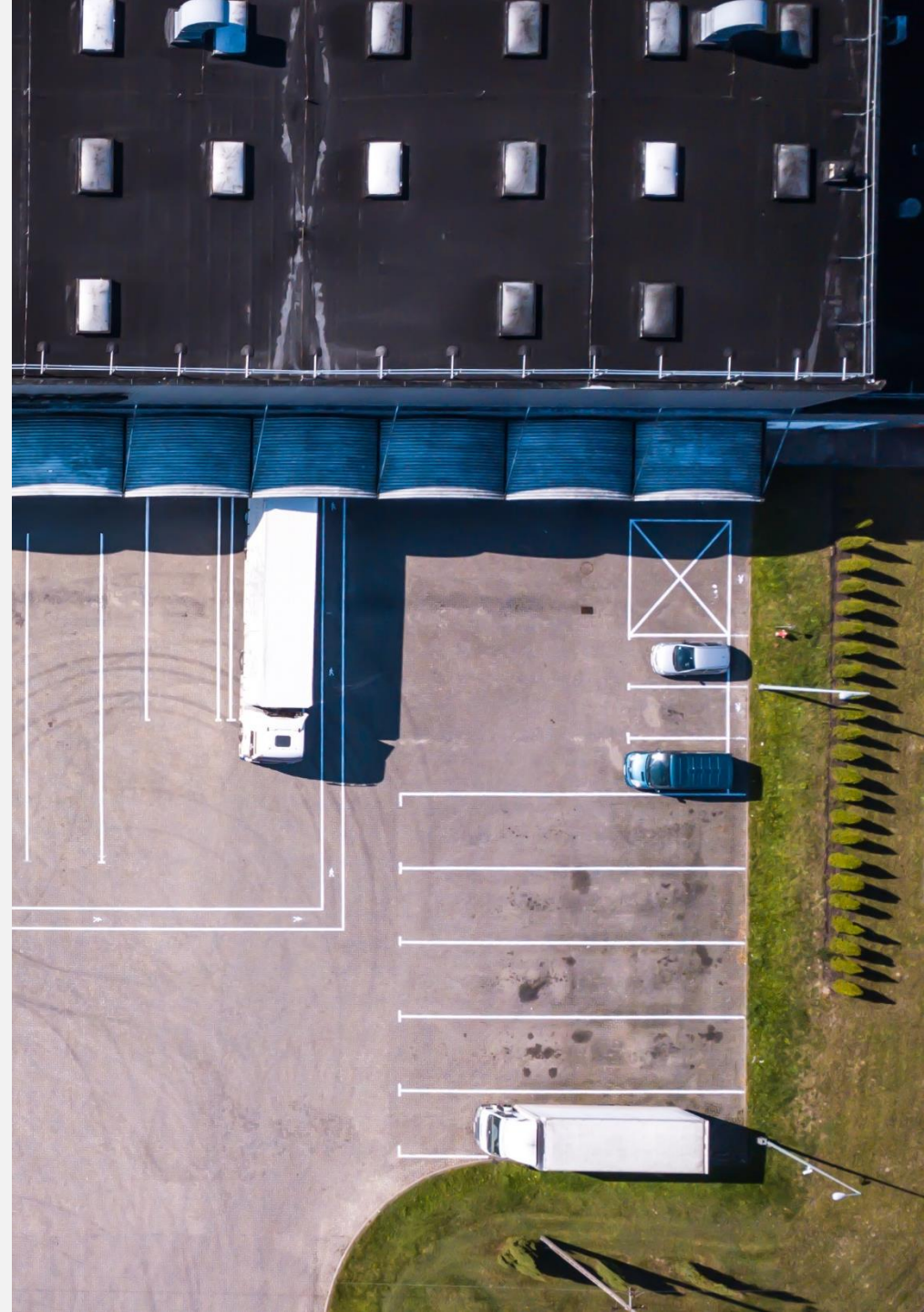


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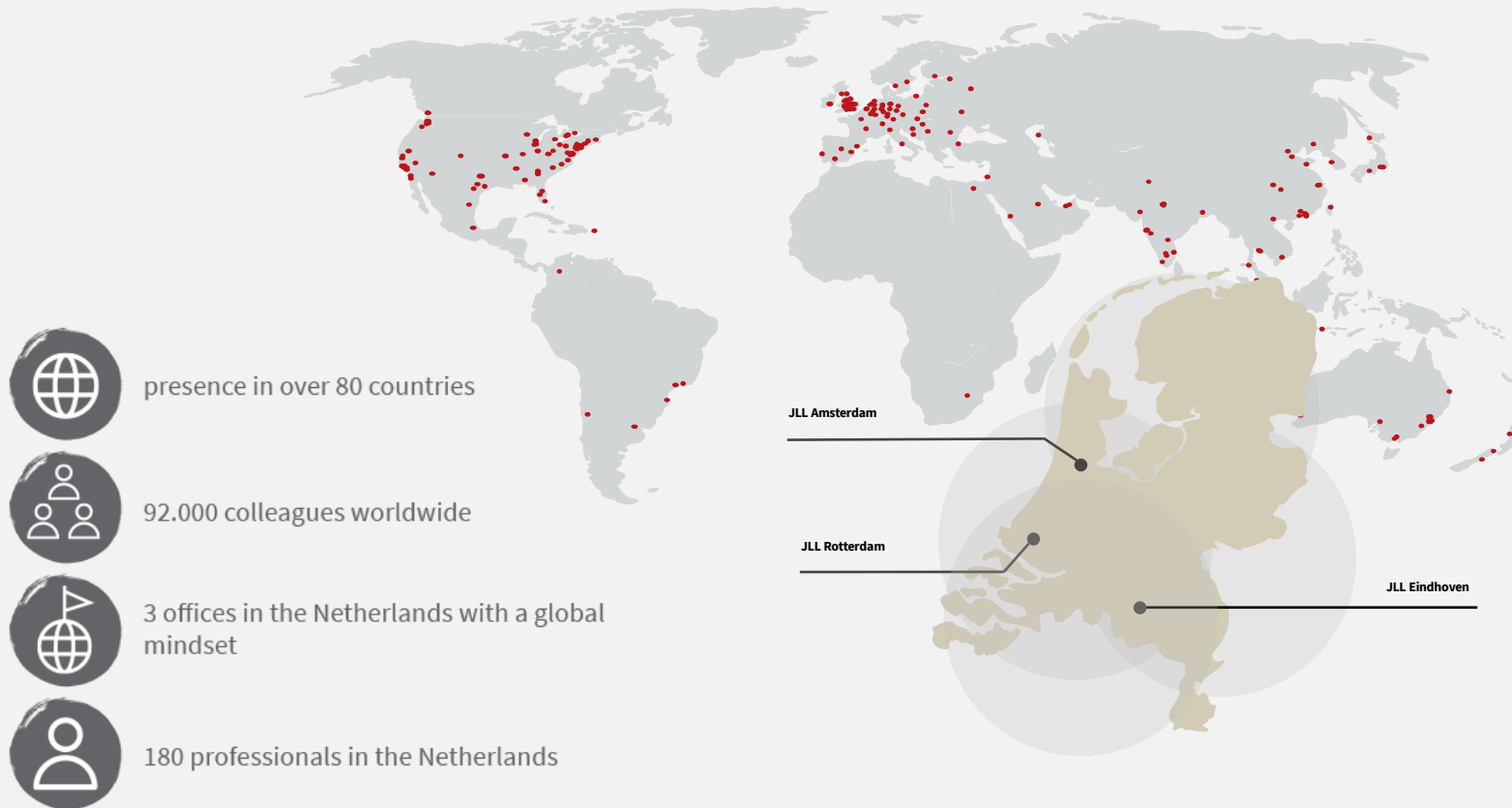
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