



Available for lease

Winthontlaan 28 , Utrecht



Winthontlaan 28

The last available business unit is part of the redevelopment at Winthontlaan 28 in Utrecht is located on business park Kanaleineiland, directly located along the entrance and exit of the A12.

The total floor area of the development is approximately 8,860 sq.m., of which approximately 1,337 sq.m. is still available. The available unit consists of warehouse space, office space and mezzanine. The unit is equipped with one overhead door at ground level.

Location

The unit is located southwest of Utrecht. This location is central in the country on the A12 motorway, enclosed by the A27 and A2 motorways, both of which can be reached within 5 minutes. Due to its central location and excellent accessibility, this location is ideal for wholesale companies and logistics companies with a focus on national distribution.

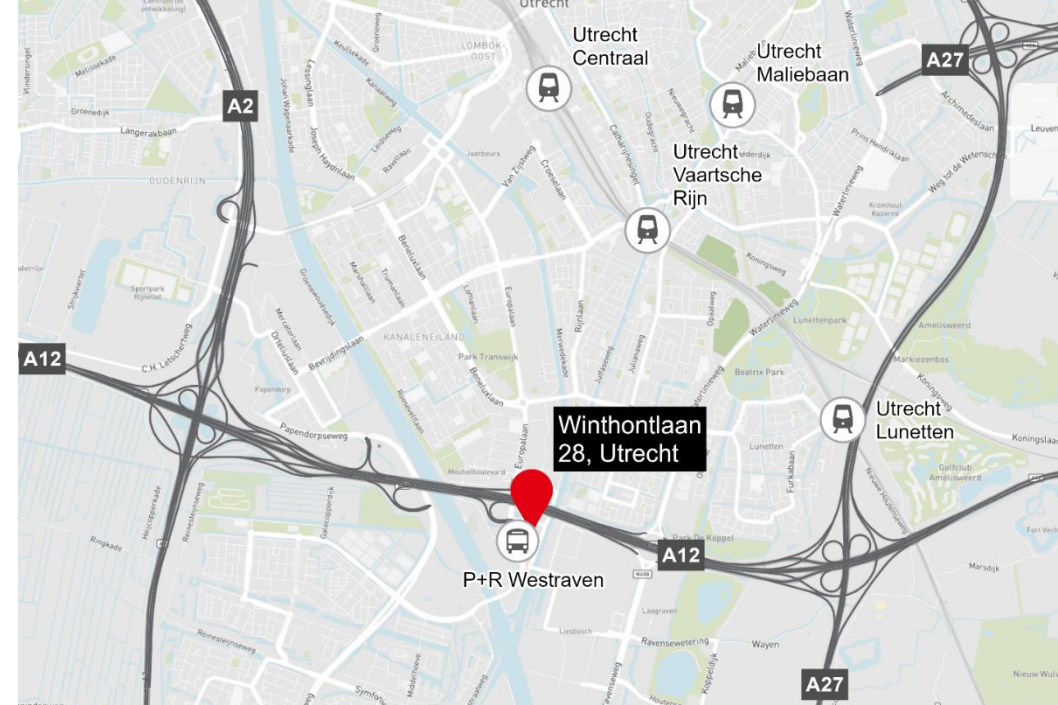
Accessibility

By car

The property is easily accessible from the adjacent A12. From here you can also take the exit to the A27 and A2 in both directions.

Public transport

The property is within walking distance of a bus stop. From here there are direct buses to Utrecht Central Station (about 15 minutes travel time).





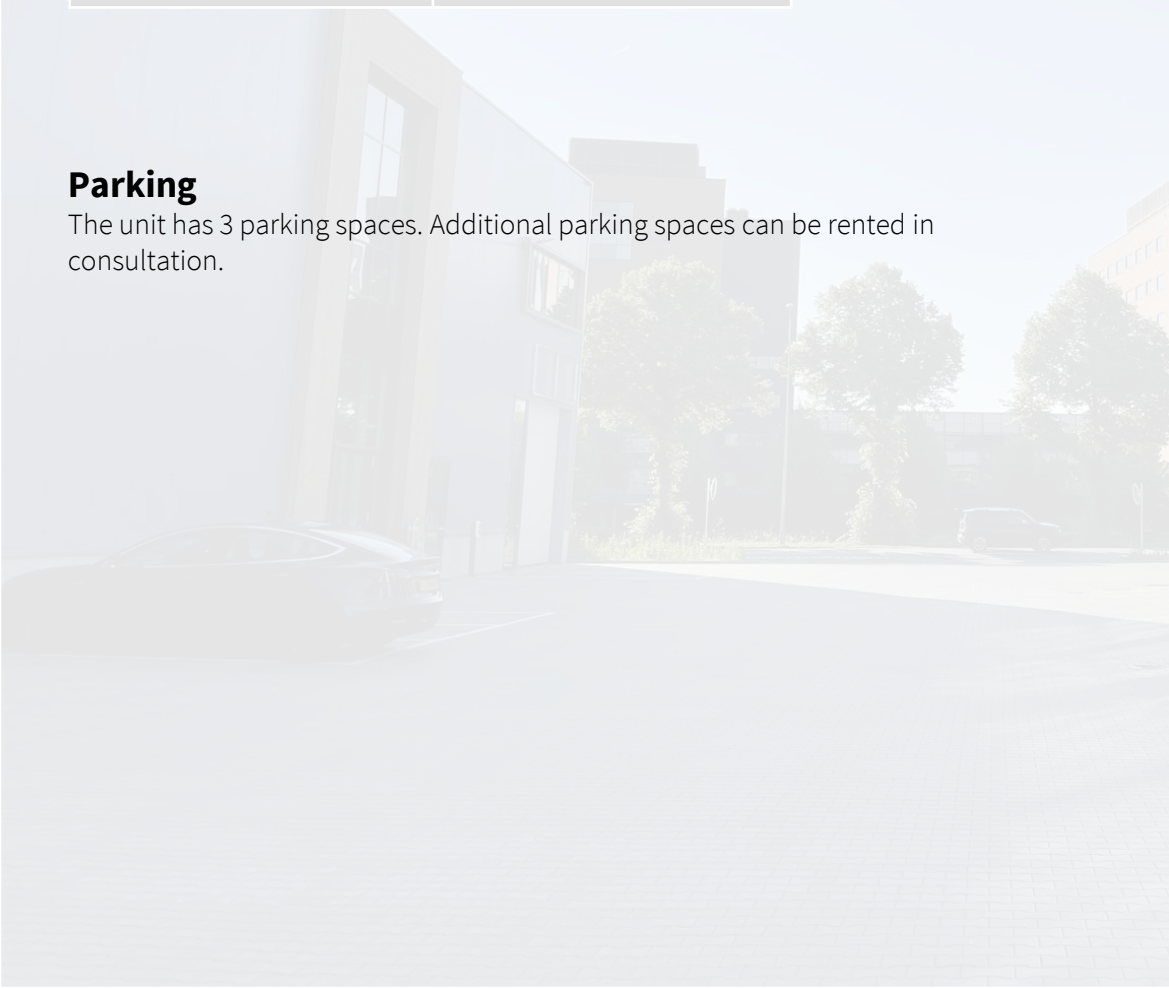
Available spaces

A total of 1,337 sq.m. is still available for rent, divided as follows

Unit 6	1,337 sq.m.
Warehouse	1,084 sq.m.
Mezzanine	112 sq.m.
Office	141 sq.m.

Parking

The unit has 3 parking spaces. Additional parking spaces can be rented in consultation.



Delivery level

The development will be delivered in accordance with modern specifications, including:

- Clear height of 9.0 m¹;
- Clear height under mezzanine of approx. 5.1 m¹;
- 1 overhead door at ground level;
- Floor load: 2,500 kg/sq.m.;
- Electric air heaters;
- LED lighting;
- Office space with ceiling system;
- Toilet rooms;
- Pantry;
- Fire prevention systems and fire hose reels;
- Heating and ventilation systems.



Rent

Annual rent: € 136,975.00

The price above is excluding VAT and service charges.

Service charges

The advance payment for service costs amounts to € 5.00 per m² per year. The advance payment will be settled annually on the basis of the actual costs incurred. The overview of supplies and services can be requested from us.

Tenants must conclude their own contracts for the supply of gas, water and electricity.

Lease term

In consultation.

Commencement date

Immediately available.

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).



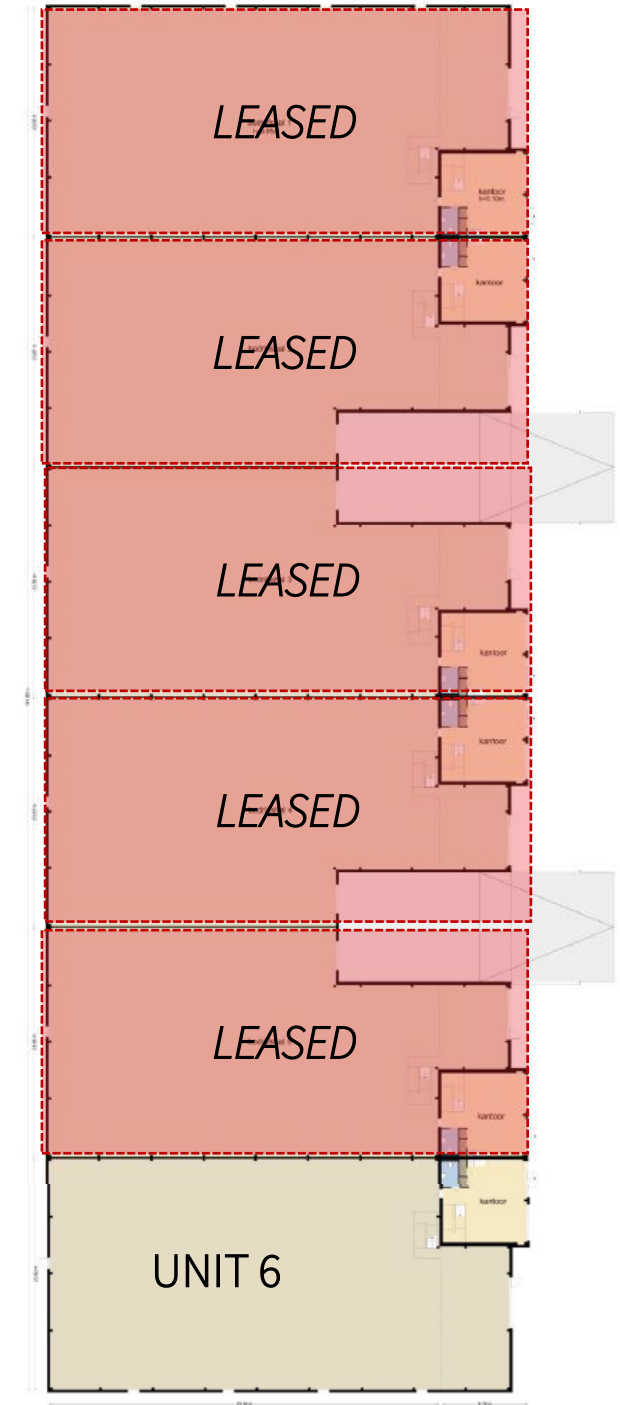
Pictures



Site plan



Floor plan



Contact



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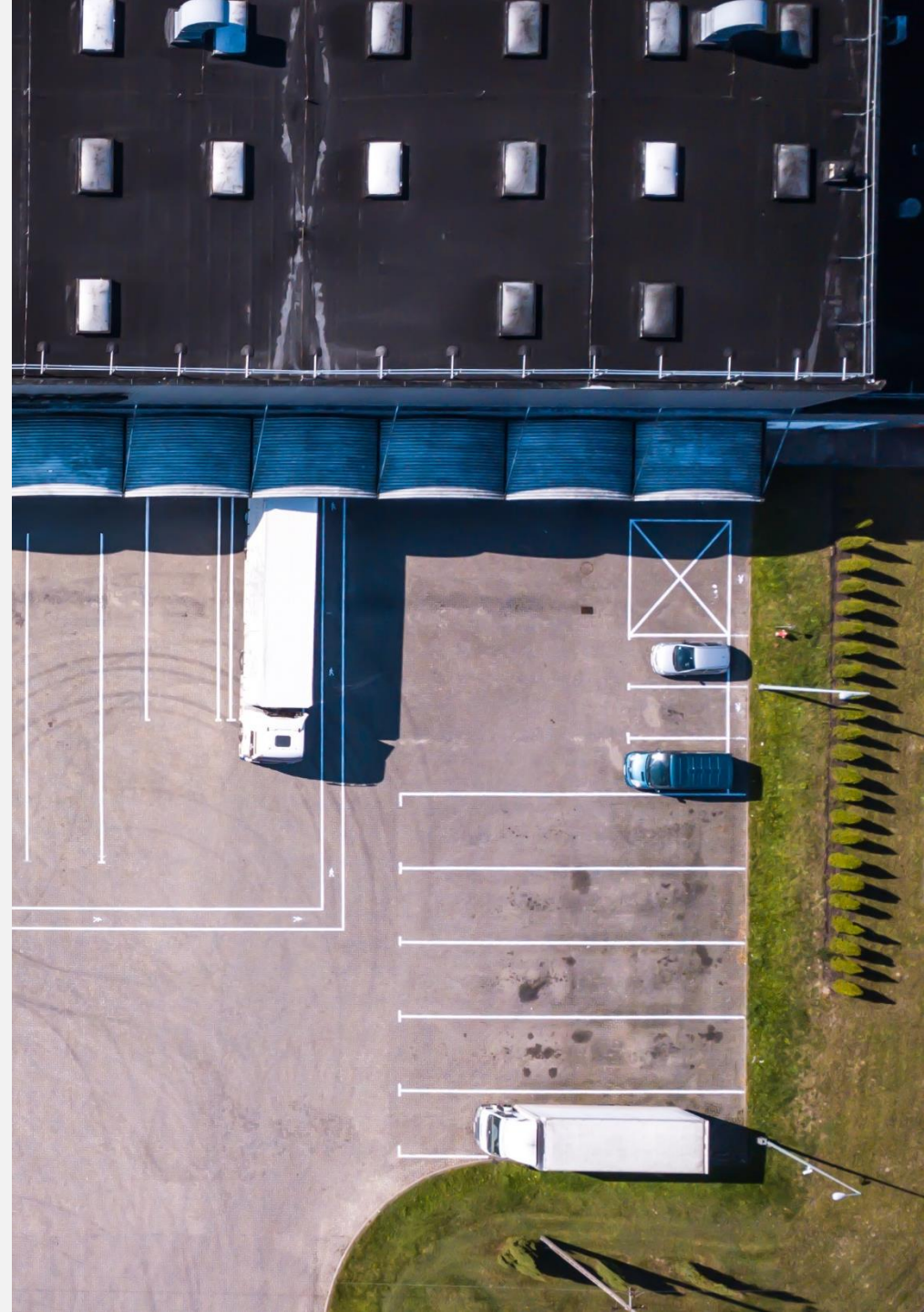
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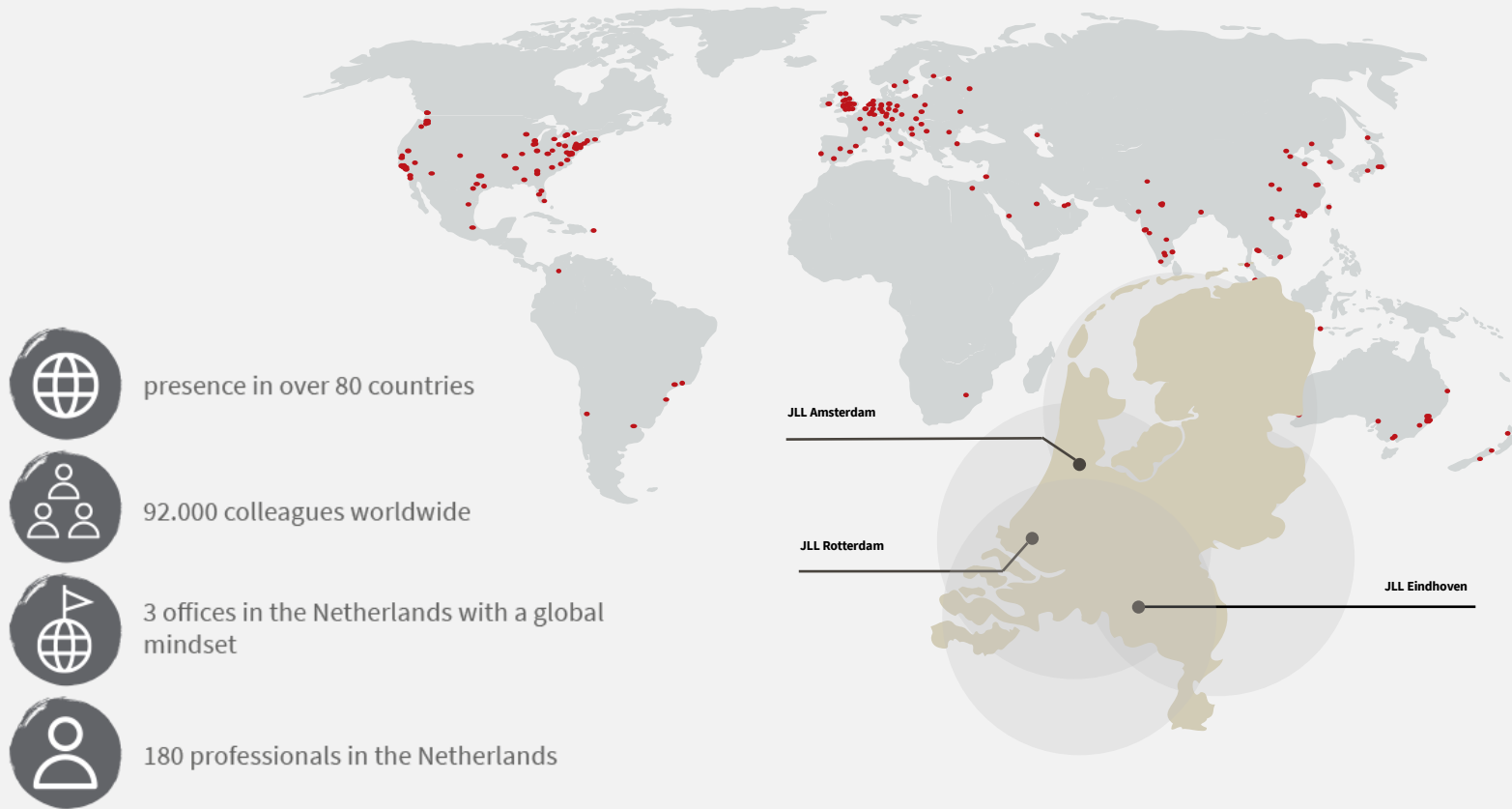
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