



Available for lease

Lichtschip 43, Houten





Lichtschip 43 in Houten

Located in Houten, close by Utrecht in the centre of the Netherlands this standalone property has unique specifications for Last Mile logistics. The property consists of approximately 1,796 sq.m. warehouse with approx. 254 sq. m. office space divided over two floors and 39 parking spaces. The warehouse space is provided with 16 ground level doors and 2 loading docks. The building is built in 2014 and is perfectly suitable for (last mile) logistics activities.

Location

The property is located on the business park 'De Meerpaal'. This business park offers establishment opportunities for companies of various sizes and from various industries. The central location and excellent infrastructure are qualities that make it interesting for companies to establish themselves at 'De Meerpaal'. The property benefits from a convenient layout, excellent accessibility, high quality specifications and a compared to the surrounding buildings.

'De Meerpaal' is a mixed business park, accommodating companies from the wholesale trade, construction, light industry or logistics. Local, regional as well as (inter)national companies are welcome to establish themselves here.

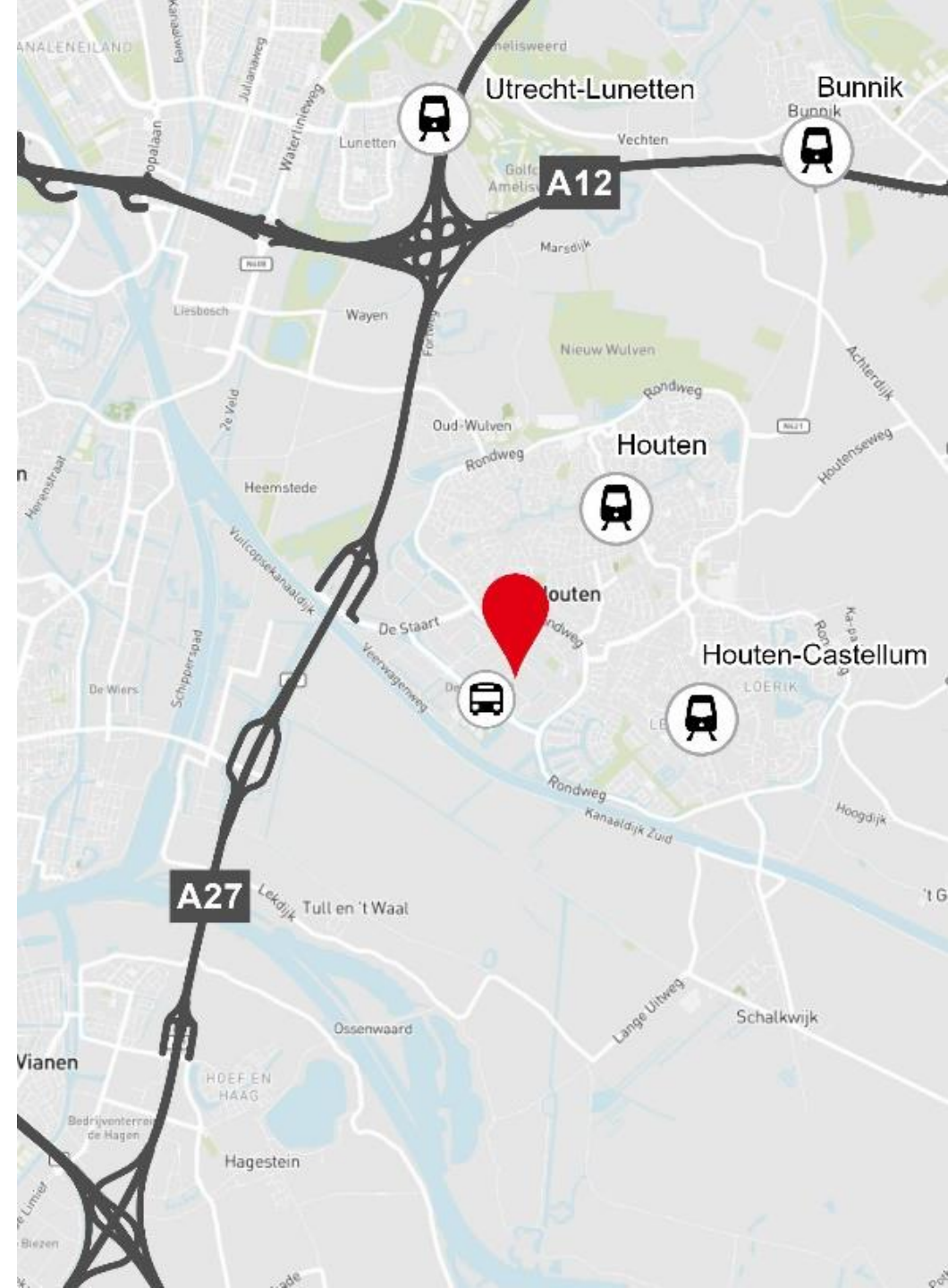
Accessibility

By car

Houten is well connected to the Dutch road network and is located near Utrecht and Nieuwegein. It is located at a central junction where the major highways of the Netherlands meet the highways A2, A12, A27 and A28 that connect Amsterdam, Arnhem, Almere, The Hague, Groningen and Maastricht as well as Belgium and Germany.

By public transport

The building is also easily accessible by public transport, a bus stop is within walking distance, with bus lines to Houten and Utrecht Central Station. Houten has its own railway station, making Utrecht Central Station easy to reach.



Available spaces

A total surface of 2,050 sq.m. is currently available for rent, divided as follows:

Description	Surface
Warehouse	1,796 sq.m.
Office	254 sq.m.
Total	2,050 sq.m.

Parking

Sufficient parking on site, 39 parking spaces for cars.



Delivery level

The property will be delivered in its current state, including among others:

Warehouse:

- Unique **cross-docking facilities** combined with warehouse space;
- High dock door ratio: **16** electrically operated overhead doors;
- 2 loading docks;
- Clear height varying between 6 – 10.5 m¹;
- Maximum floor load between 2,000 - 3,000 kg/sq.m.;
- Heating by gas heaters;
- Outside lighting.

Office space:

- Suspended ceiling with lighting;
- Mechanical ventilation;
- Air conditioning installation;
- Floor covering;
- Sanitary facilities.



Rent

On request.

Service charges

To be determined.

Lease term

5 years with a 5 year renewal period. The notice period is 12 months.

Commencement date

To be discussed. The property will be available from mid September 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).



Exterior photos



Exterior photos



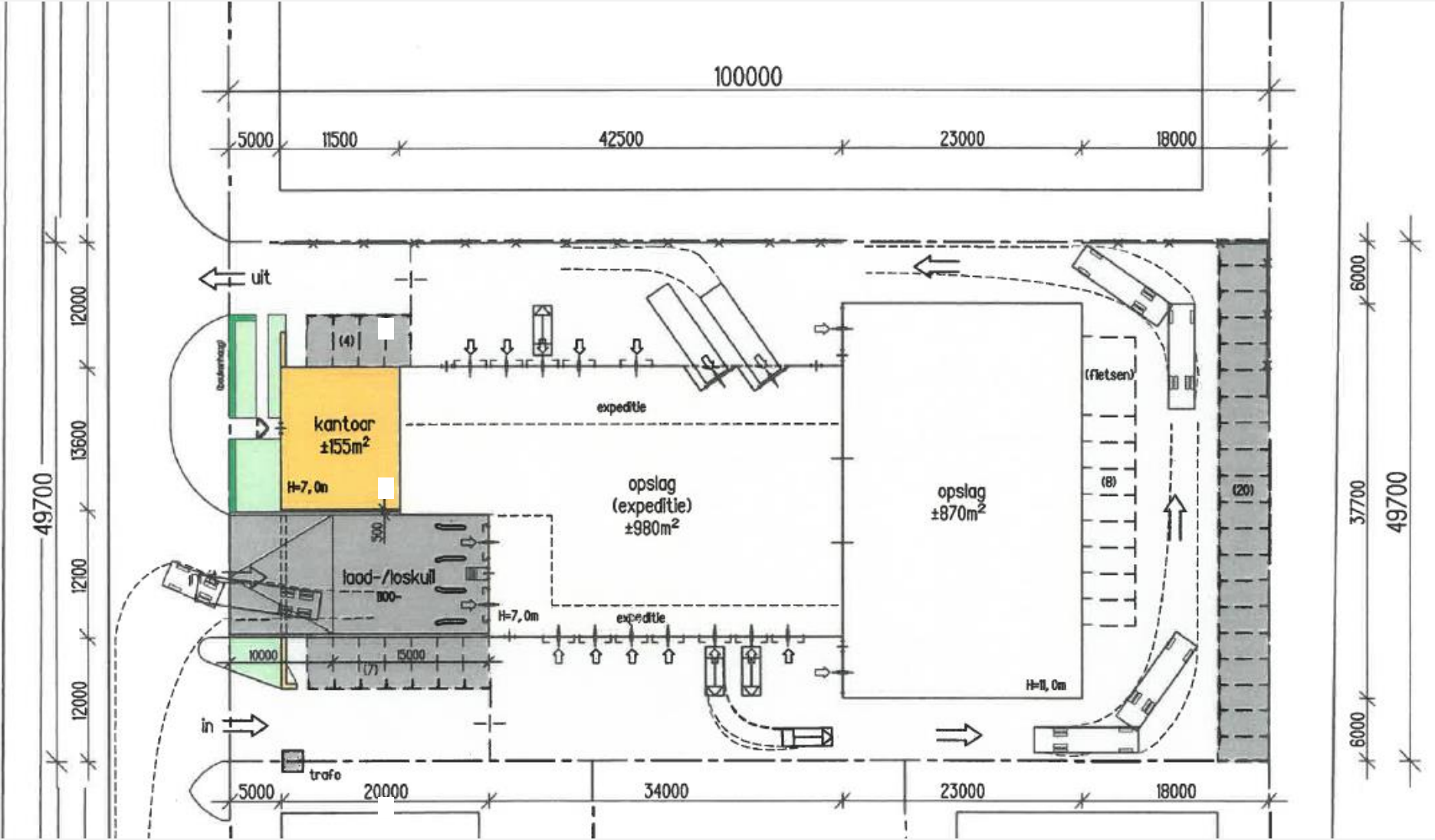
Interior photos



Interior photos



Floor plan



Contact



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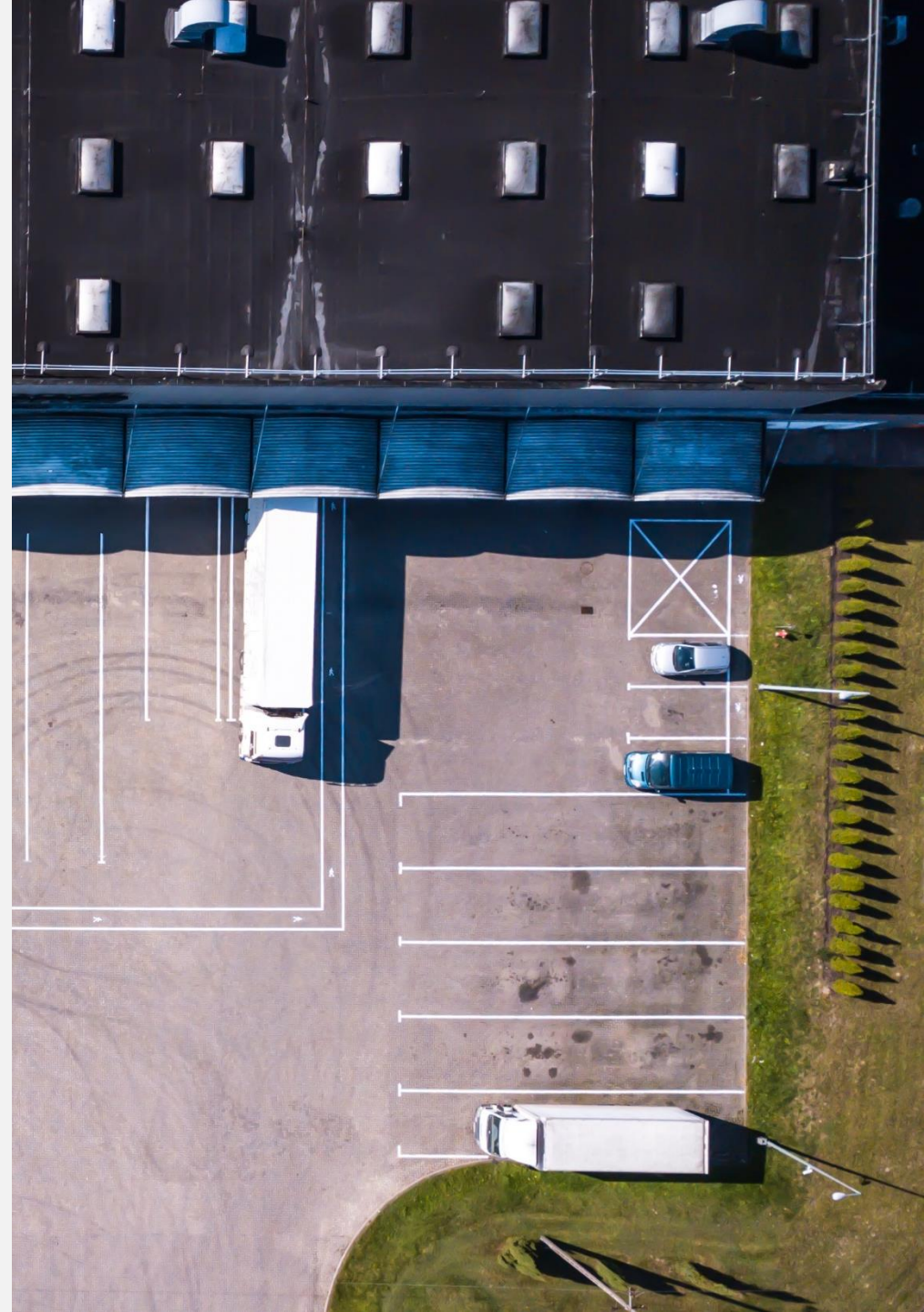
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presence in over 80 countries



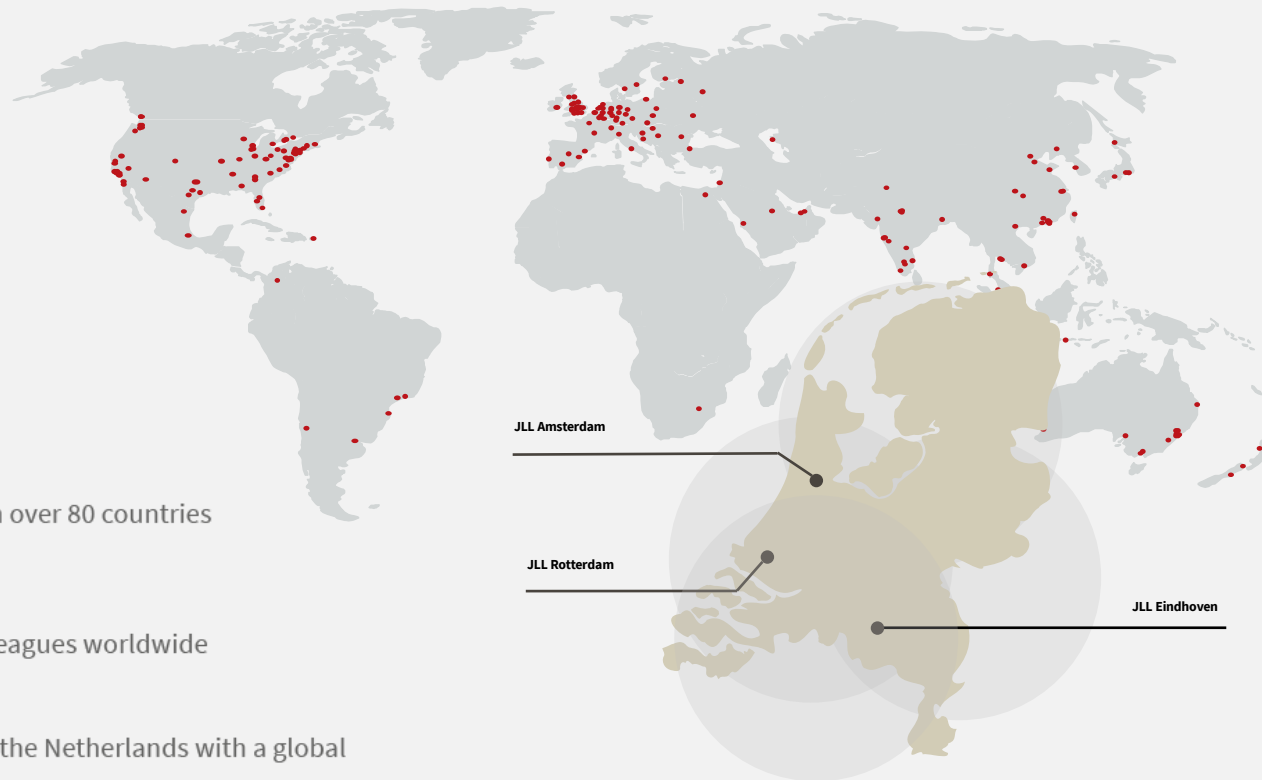
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