



Available for lease

Engelandlaan, Maastricht-Airport





Engelandlaan

This new to develop warehouse is a property consisting of approximately 11,645 sq.m. warehouse space with 903 sq.m. office space. The warehouse is located next to Maastricht Aachen Airport and is connected to the main road. Therefore, it has good accessibility.

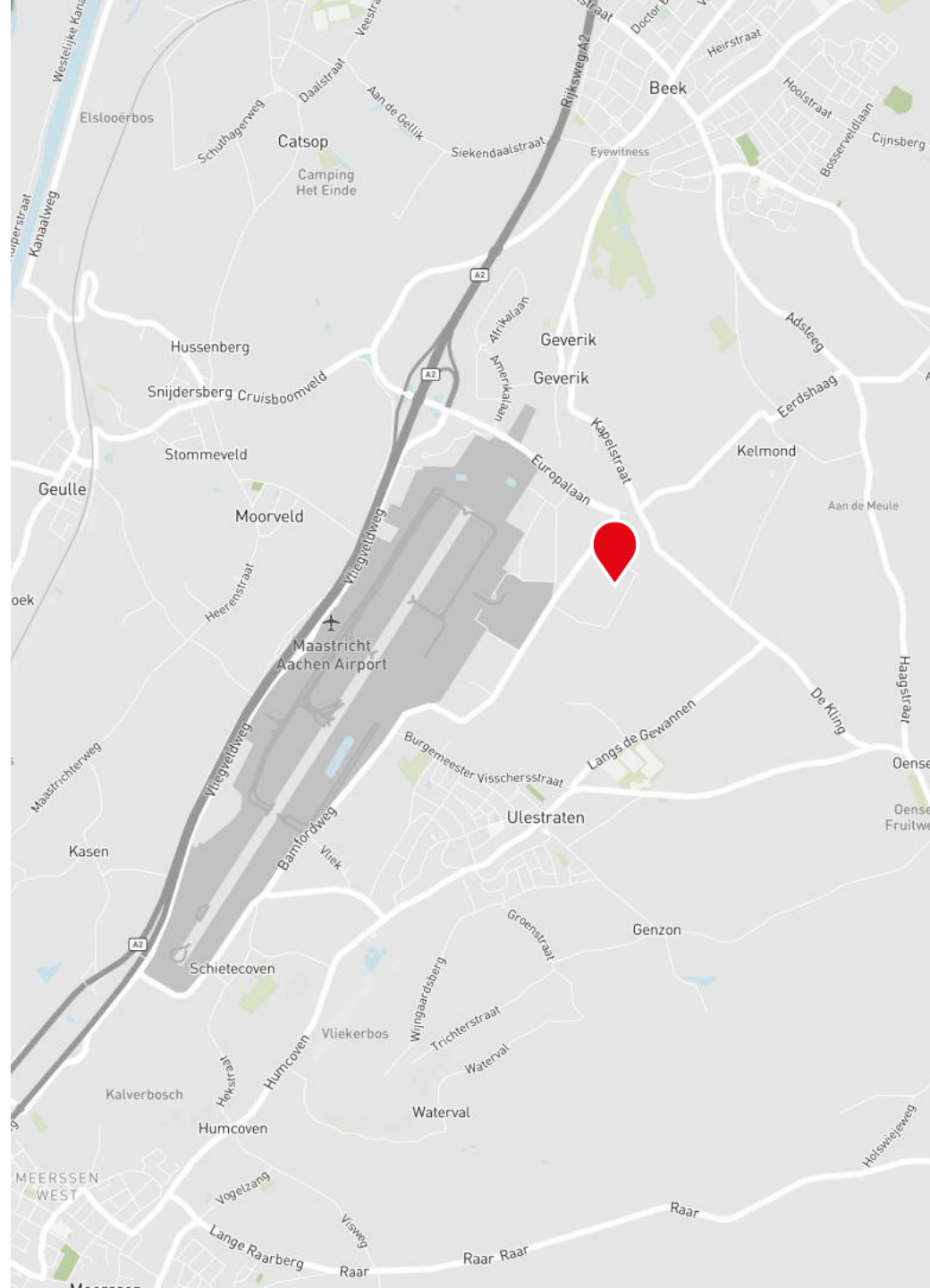
Location

‘Aviation Valley’ is a modern business park, located near Maastricht Aachen Airport. The business park provides a good meeting place for people and business. It is easily accessible by air, water, rail and road.

‘Aviation Valley’ features a strategic location. It is located in the heart of the European economy, which lends itself perfectly to many business activities with a focus on services and logistics. In recent years several national and international companies have settled here such as DHL, DSV, Convoi and Eurocontrol.

Accessibility

Business park ‘Aviation Valley’ is located directly next to the A2 motorway (Amsterdam – Maastricht) and lies in the proximity of the A76 motorway (Belgium – Germany) which ensures excellent accessibility by car. Maastricht Aachen Airport, which is specialized in cargo, is only 2 km away from the property. The Barge terminal of Born is located at 10 kilometers from the business park.



Available spaces

12,548 sq.m. is currently available for rent, divided as follows:

Description		Surface
Warehouse	Unit 1	5,853 sq. m.
Offices	Unit 1	442 sq. m.
Warehouse	Unit 2	5,792 sq.m.
Offices	Unit 2	461 sq.m.
Total		12,548 sq. m.

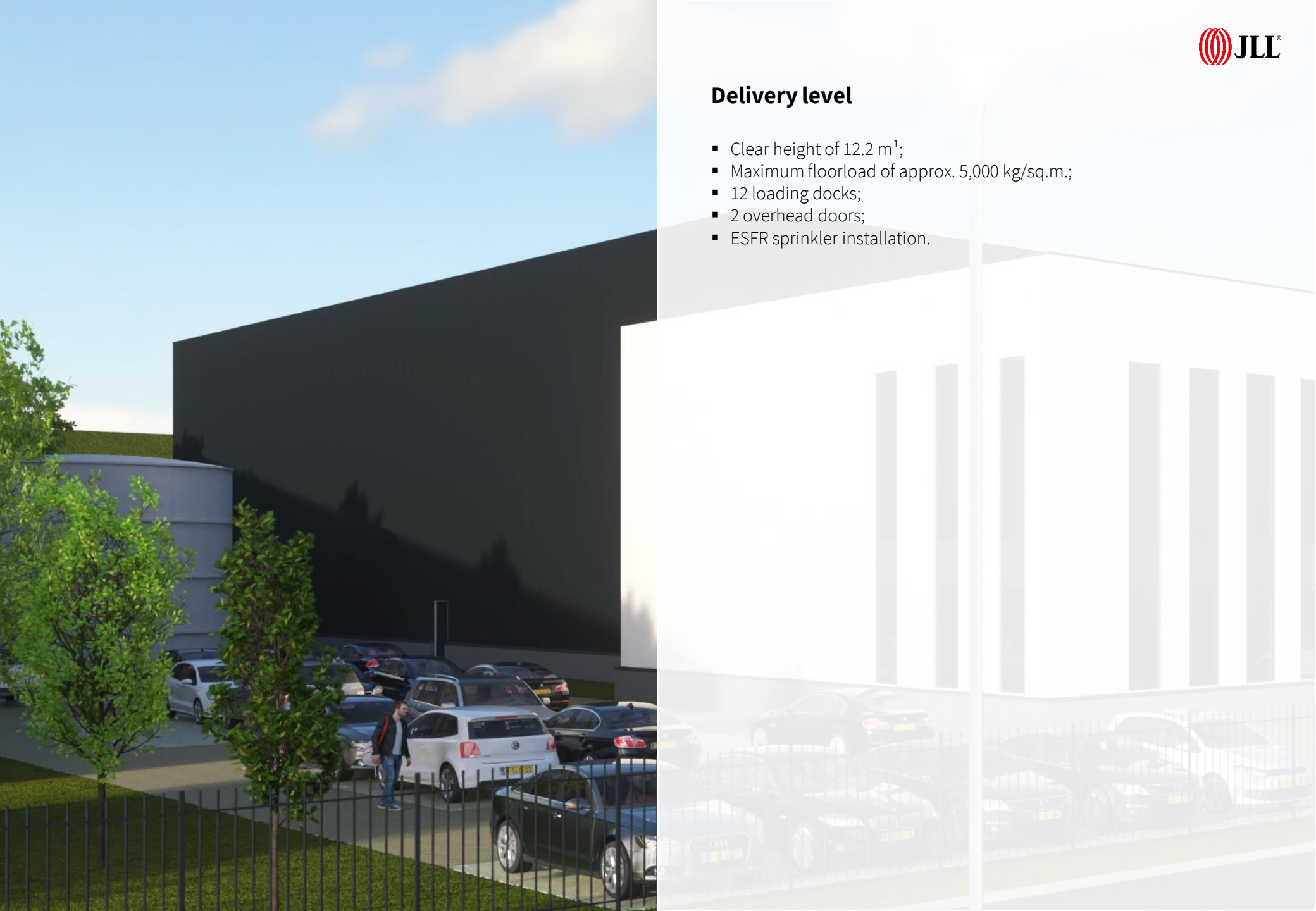
Parking

60 parking spaces on site.



Delivery level

- Clear height of 12.2 m¹;
- Maximum floorload of approx. 5,000 kg/sq.m.;
- 12 loading docks;
- 2 overhead doors;
- ESFR sprinkler installation.



Rent

On request.

Service charges

To be determined.

Lease term

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

Timing start construction

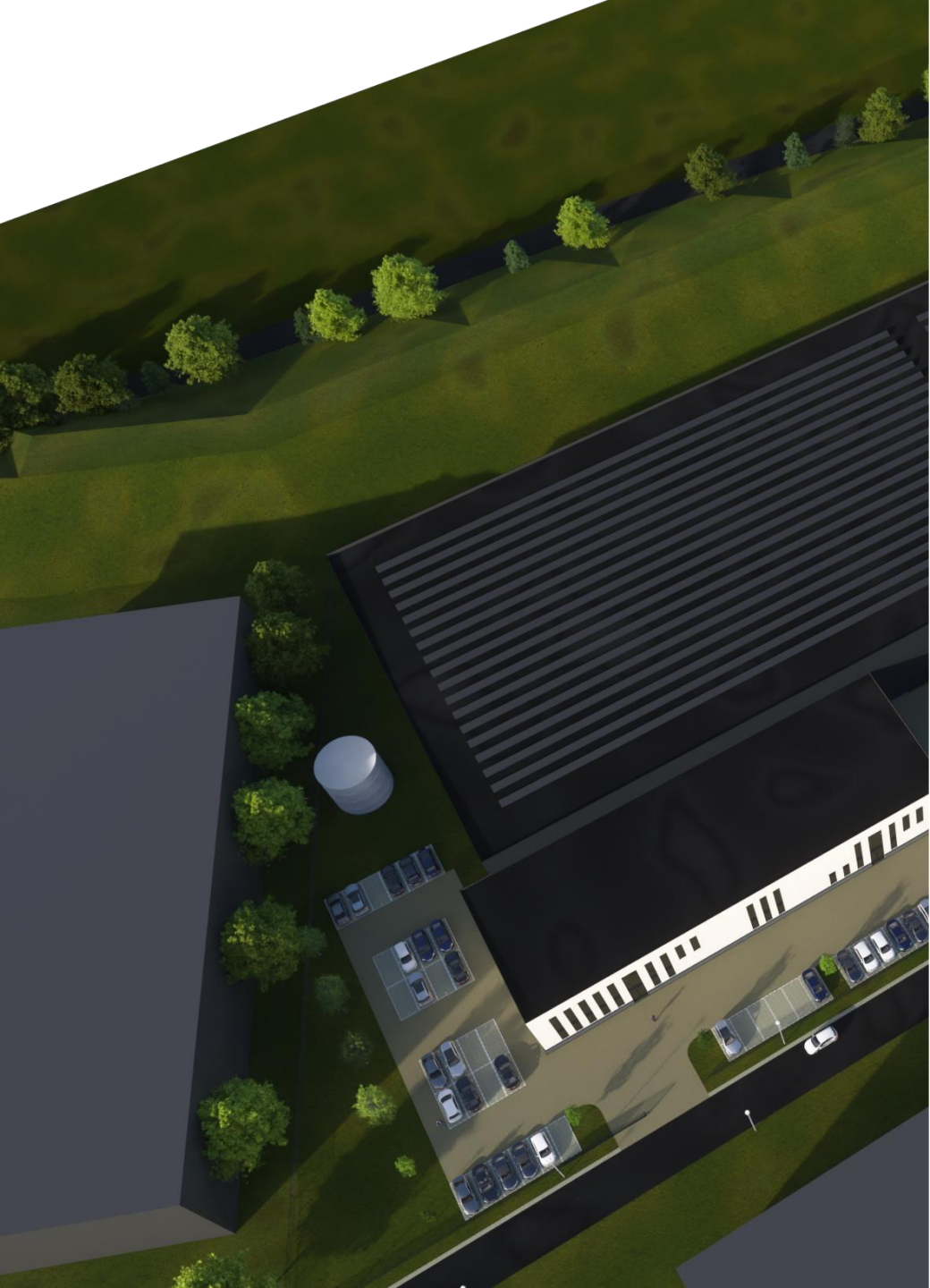
Expected per Q4 2022.

Lease agreement

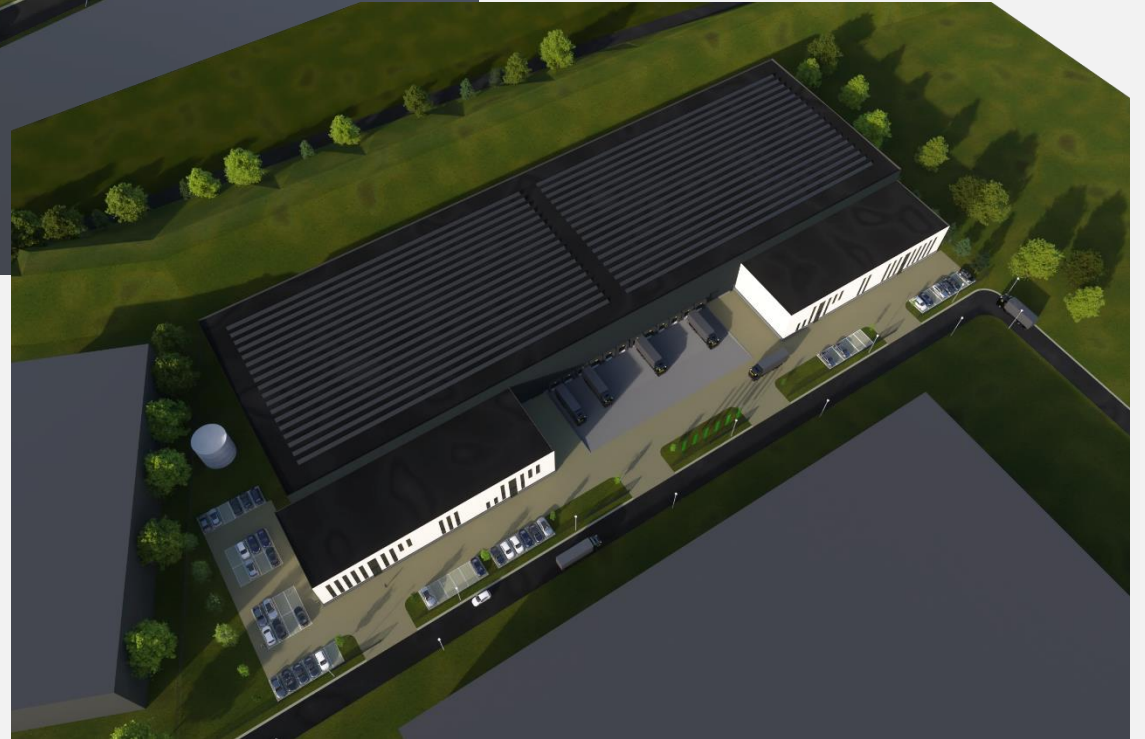
Lease of Office Accommodation and other Commercial Accommodation established by the Real Estate Council (ROZ) 2015.

VAT

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



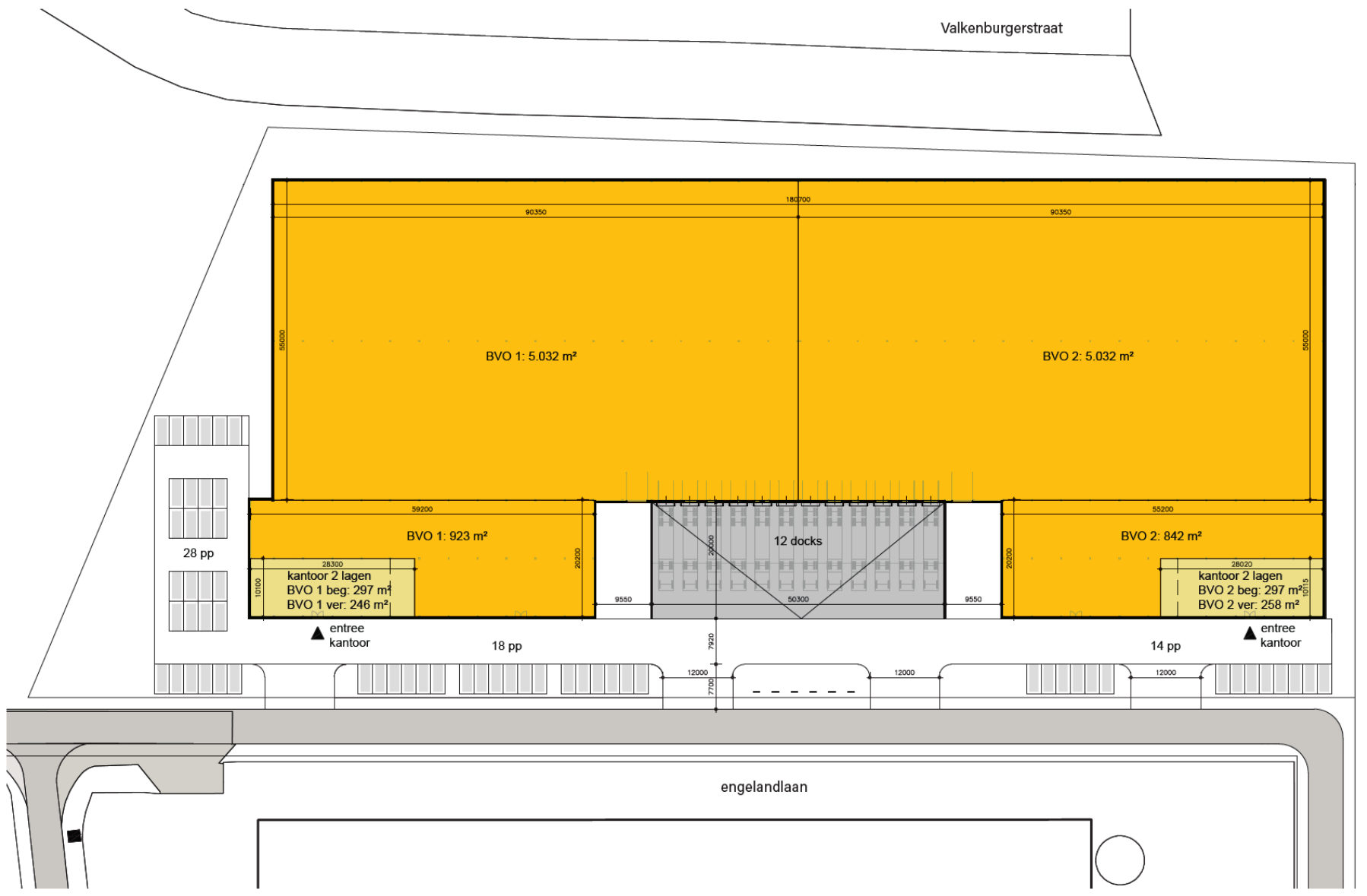
Impressions



Impressions



Floorplan



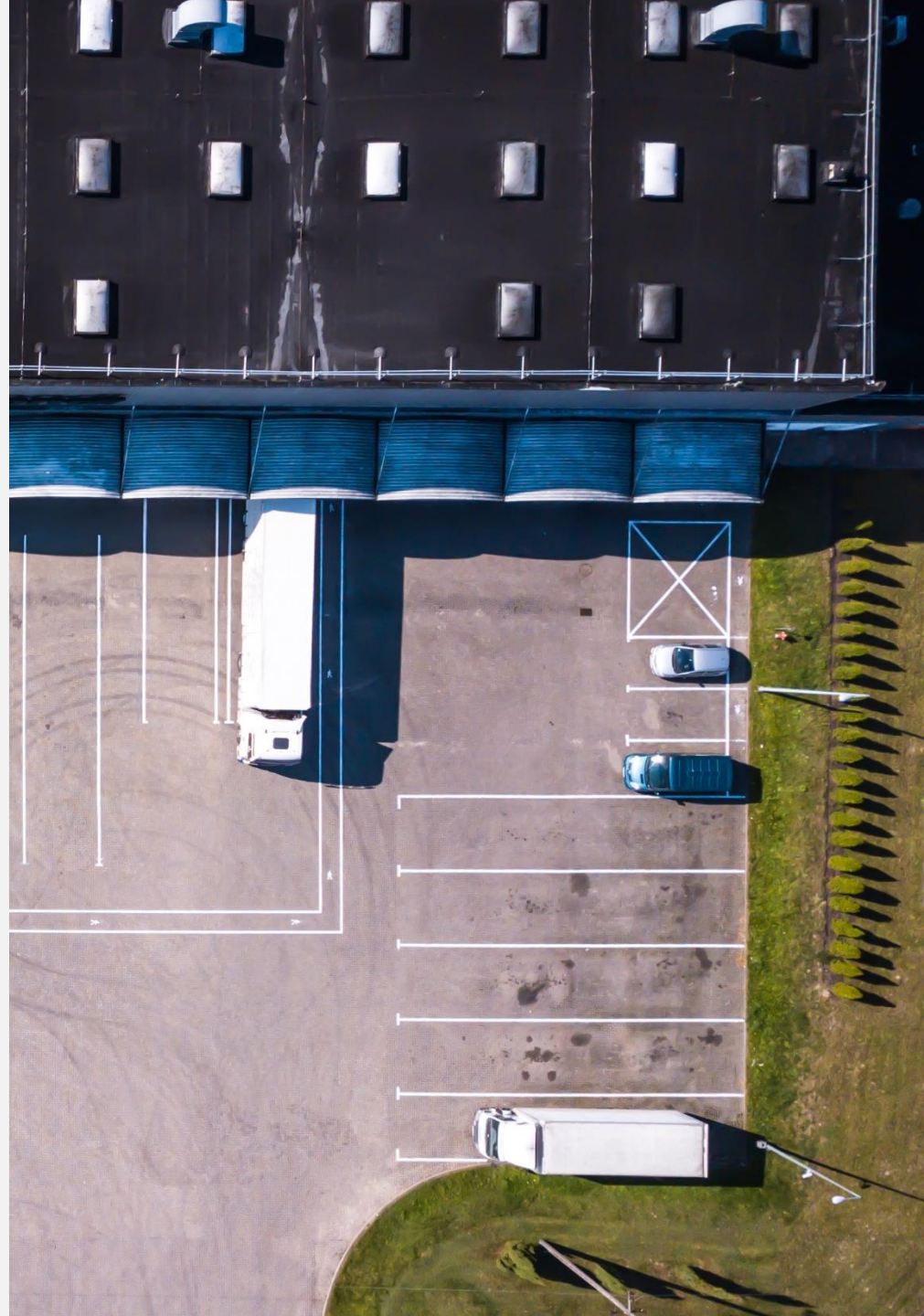
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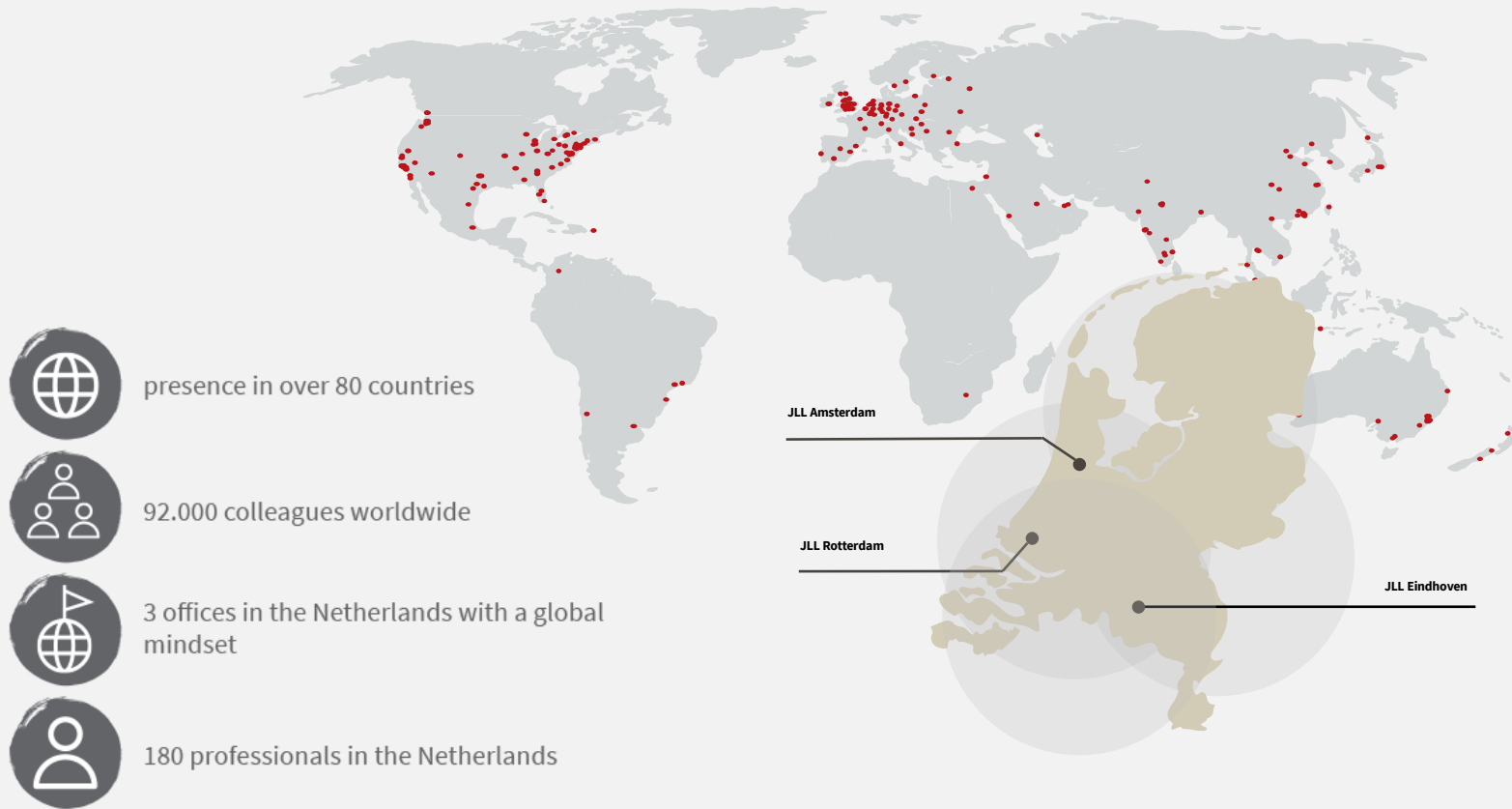
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