



**Available for lease**

Celsiusweg 16, Venlo



SEE A BRIGHTER WAY

## Celsiusweg 16, Venlo

Celsiusweg 16 is a new, state-of-the-art, logistics complex from approx. 11,000 sq.m. This new to develop property will be situated at business park Venlo Trade Port in Venlo, the logistical hotspot in the south of the Netherlands.

Because of the excellent facilities many international companies have chosen for this location as their home base. From this location they are perfectly capable to carry out their logistical activities. Companies who are already located here are amongst others XPO, Schenker, DSV, Tommy Hilfiger and Michael Kors.

### Location

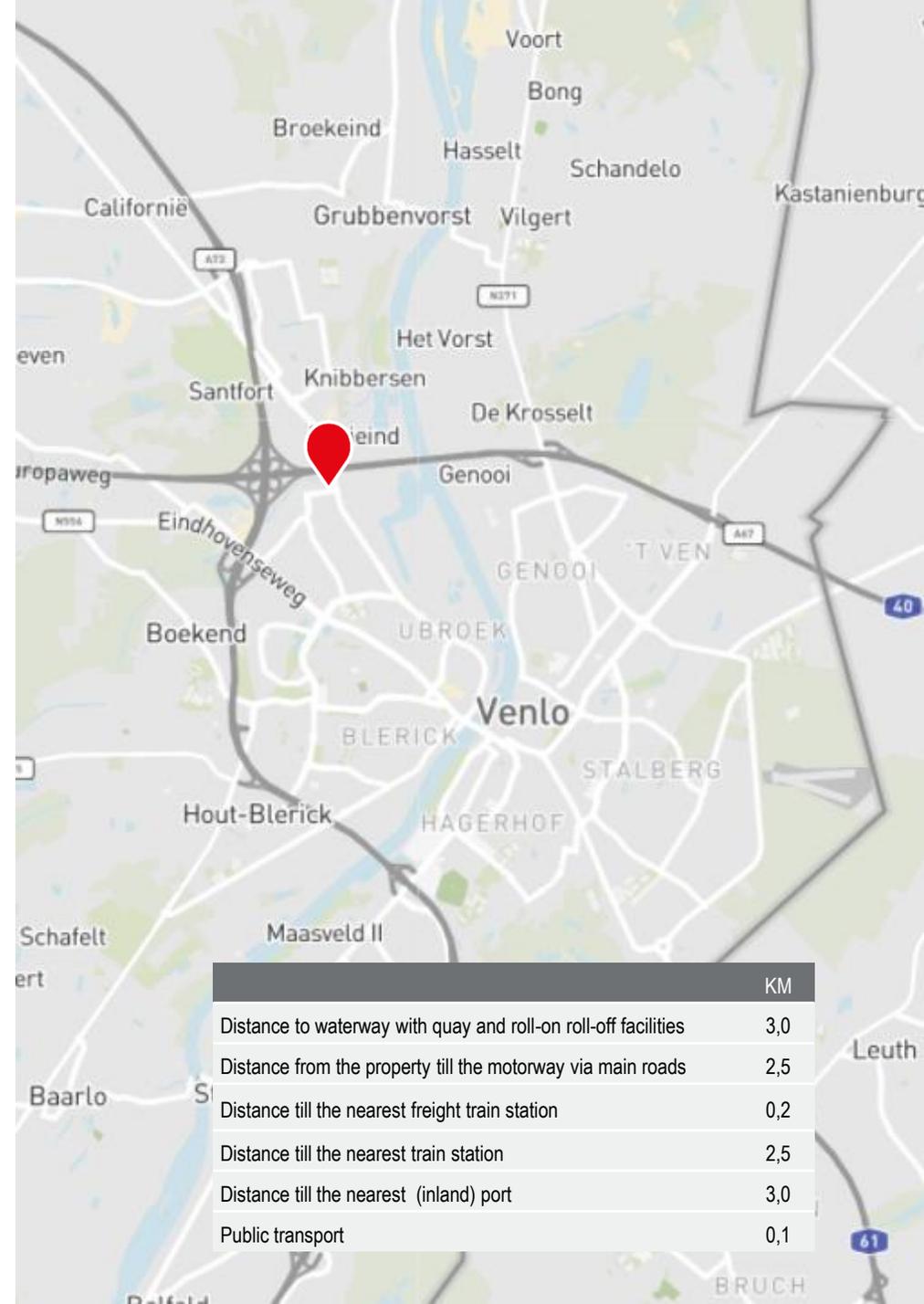
This new to develop warehouse is situated at the Celsiusweg, near the exit of the motorways A67 and A73 on business park Venlo Trade Port.

Because of the motorway A67, Venlo has a very good connection with Rotterdam and Antwerp in its western direction and with the German hinterland (Duisburg/ Mönchengladbach/Düsseldorf) in its eastern direction. Through motorway A73 Venlo is connected to Arnhem/Nijmegen in its northern direction and with Maastricht, Luik and Brussel in its southern direction.

Multimodal Venlo is readily accessible with two existing rail terminals. At the moment a third rail terminal is being developed. This will be the largest inland rail terminal. Within 5 kilometers from the warehouse location is Venlo's barge terminal. Wanssum's barge terminal is within 25 kilometers from the warehouse.

Within a radius of 100 kilometers you can find the airports of Düsseldorf, Eindhoven, Maastricht, Luik, Amsterdam and Brussel. All of these airports feature cargo facilities.

Many multinationals have chosen Venlo as its center for their European and regional distribution activities. Companies such as DHL, UPS, Geodis, DSV, Schenker, XPO, Tommy Hilfiger and Michael Kors are established here.



	KM
Distance to waterway with quay and roll-on roll-off facilities	3,0
Distance from the property till the motorway via main roads	2,5
Distance till the nearest freight train station	0,2
Distance till the nearest train station	2,5
Distance till the nearest (inland) port	3,0
Public transport	0,1

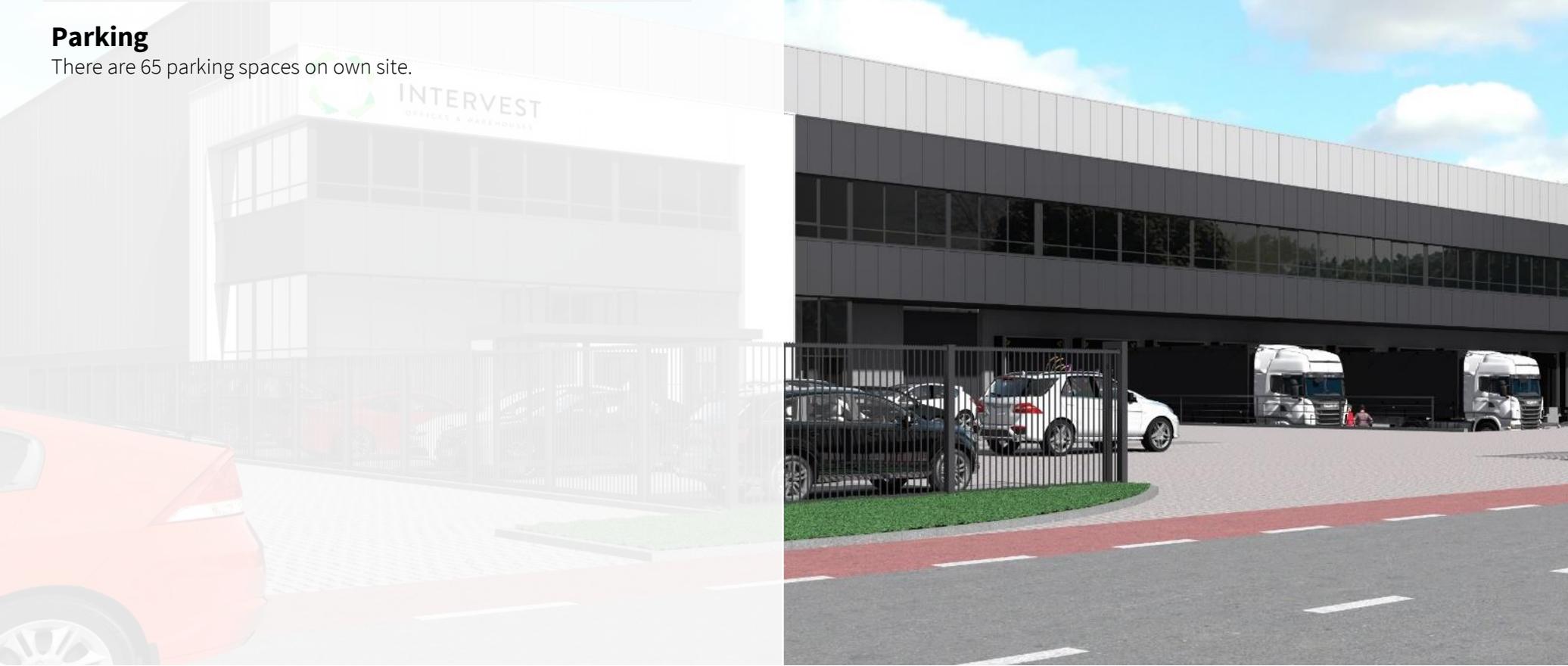
## Available spaces

Approximately 10,828 sq.m. is currently available for lease, divided as follows:

Description	Metrage
Warehouse	9,342 sq.m.
Mezzanine	1,100 sq.m.
Office space	386 sq.m.
Total	10,828 sq.m.

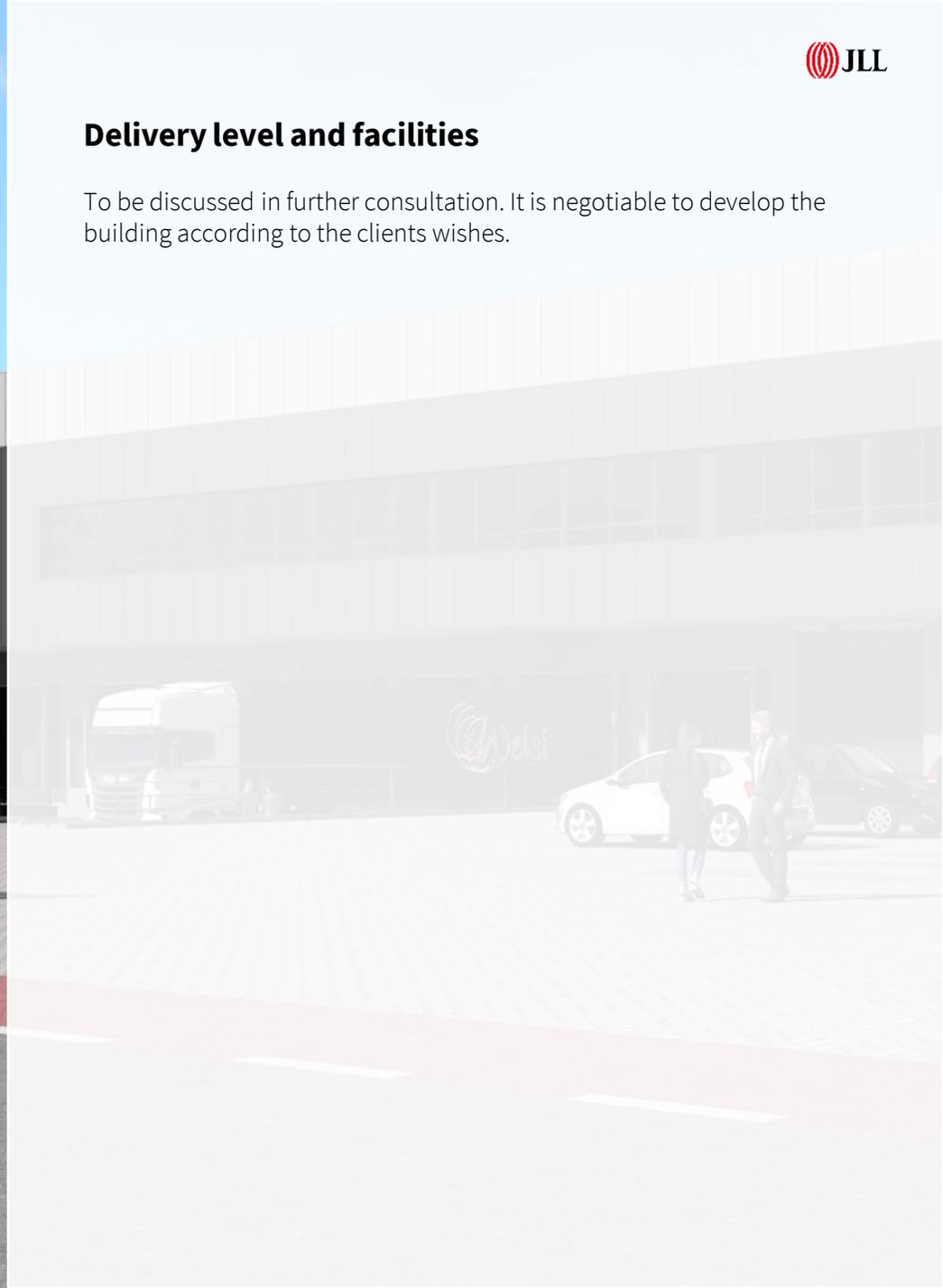
## Parking

There are 65 parking spaces on own site.



## Delivery level and facilities

To be discussed in further consultation. It is negotiable to develop the building according to the clients wishes.





## **Rent**

On request.

Rental prices have to be increased with VAT and service charges.

## **Service charges**

To be agreed upon.

## **Lease term**

To be discussed in further consultation, landlord opts for a long-term lease.

## **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).

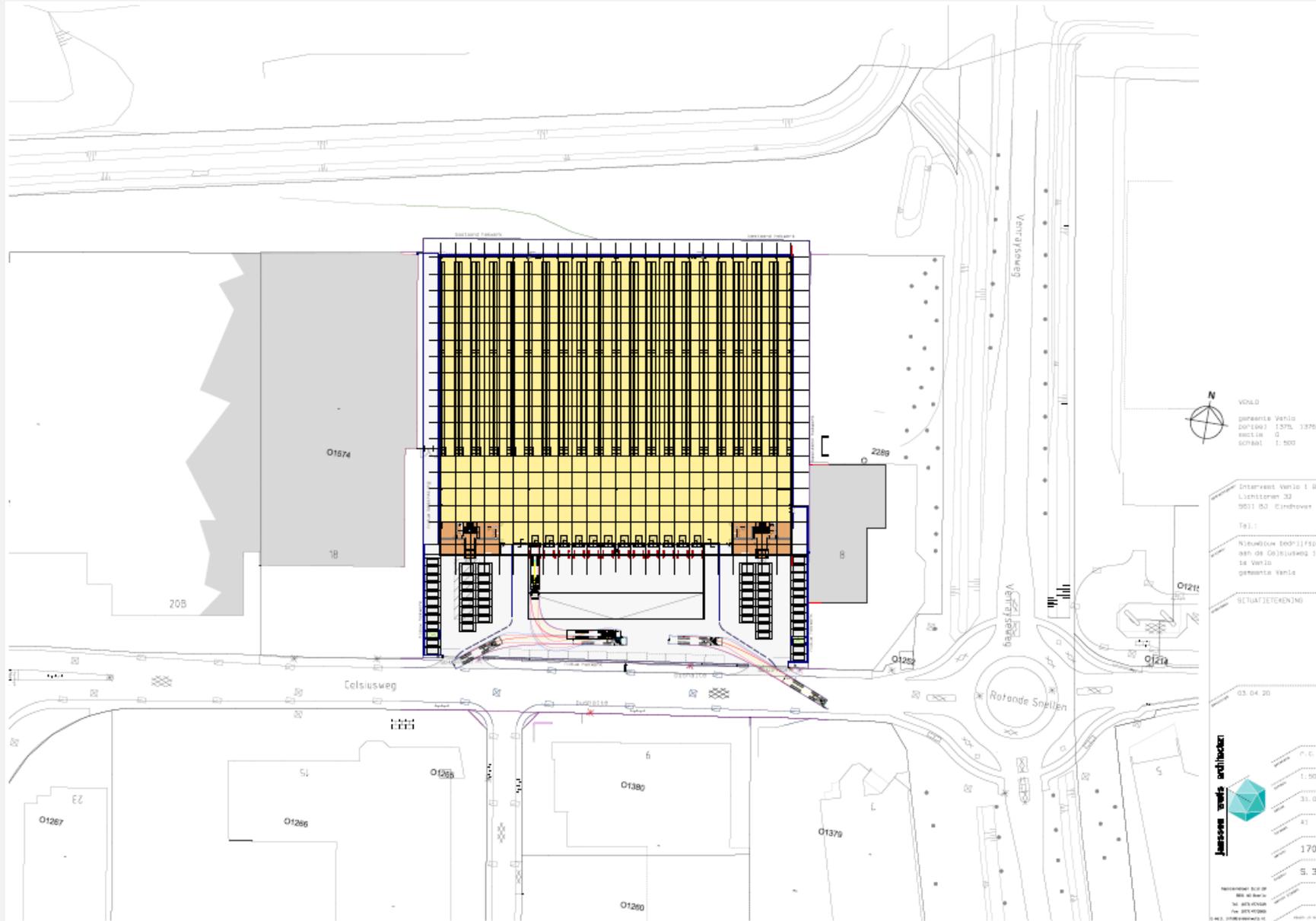
# Impressions



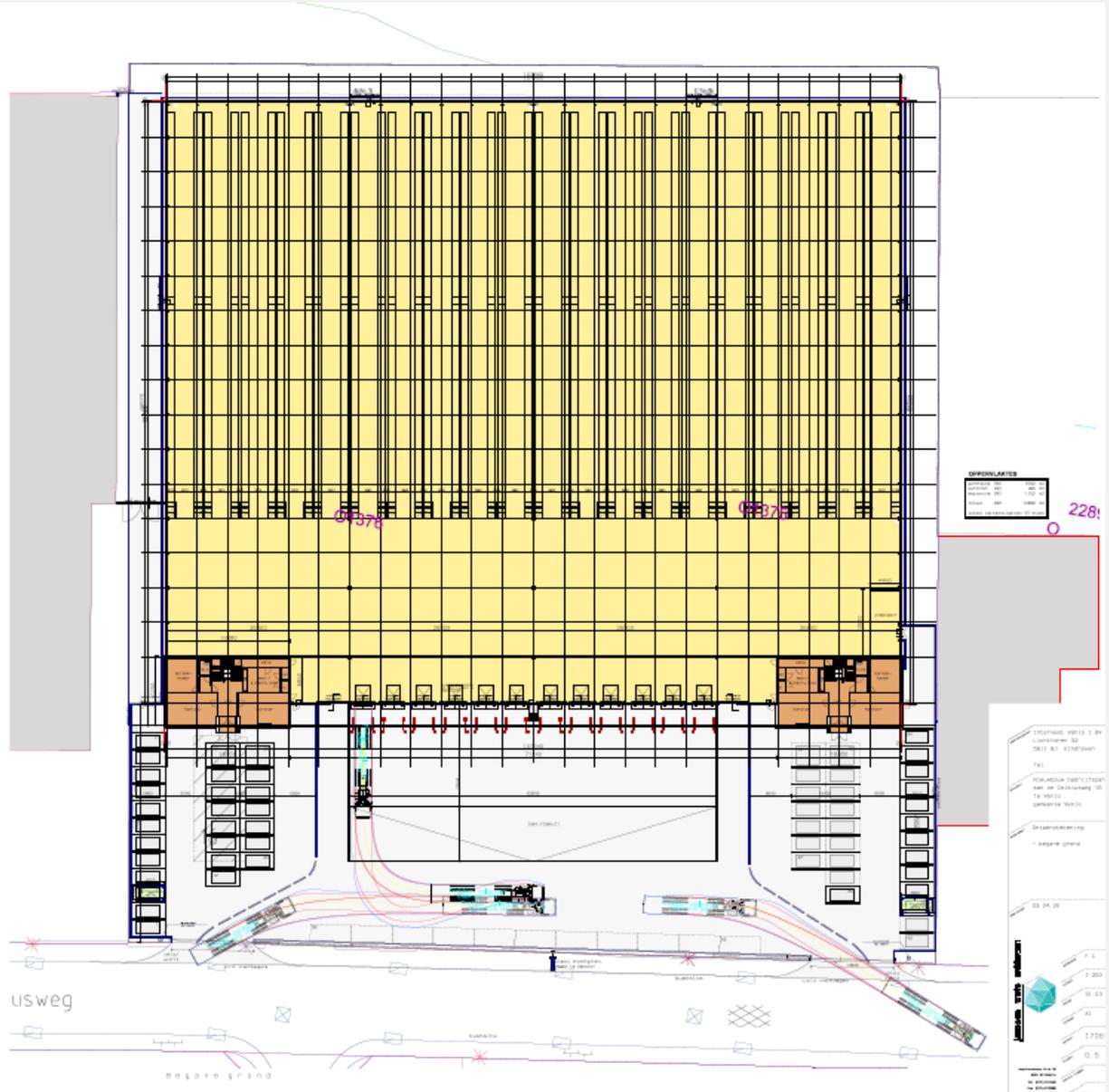
# Impressions

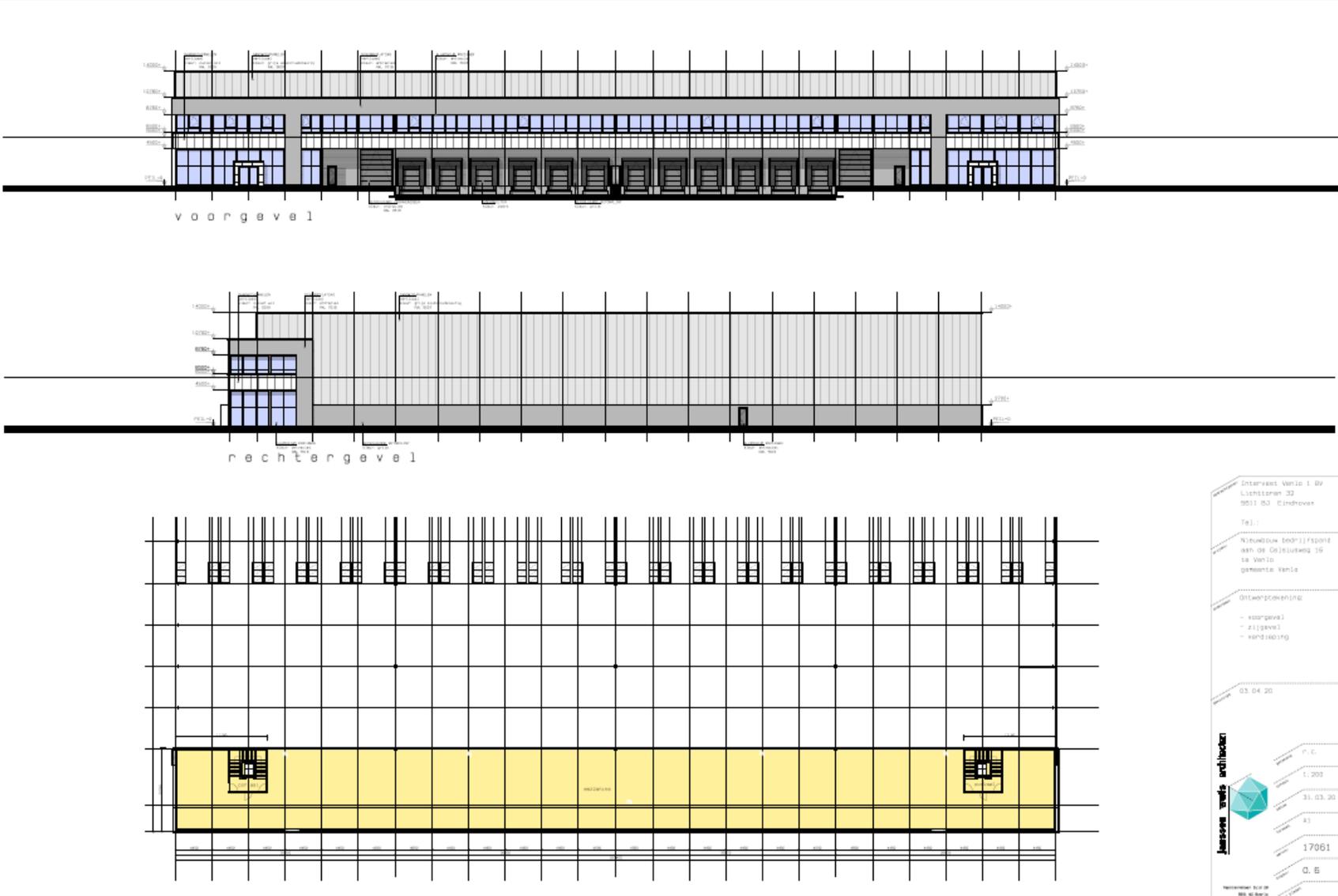


# Situational drawing



# Floorplan ground floor





Interveit Venlo 1 BV  
Luchthaven 32  
9011 SG Eindhoven

Tel.:

Nieuwouw BepLijfsone  
aan de Geboorteweg 16  
64 Venlo  
gemeente Venlo

Opmerkingen:

- voorgevel
- zijgevel
- wandafsluiting

03.04.20

**Janssen Werfs architecten**

Project: P. 6  
L. 200  
D. 31.03.20  
S. 1  
17061  
O. 6

Rechtsaandacht: P. 6  
B. 10.00.00



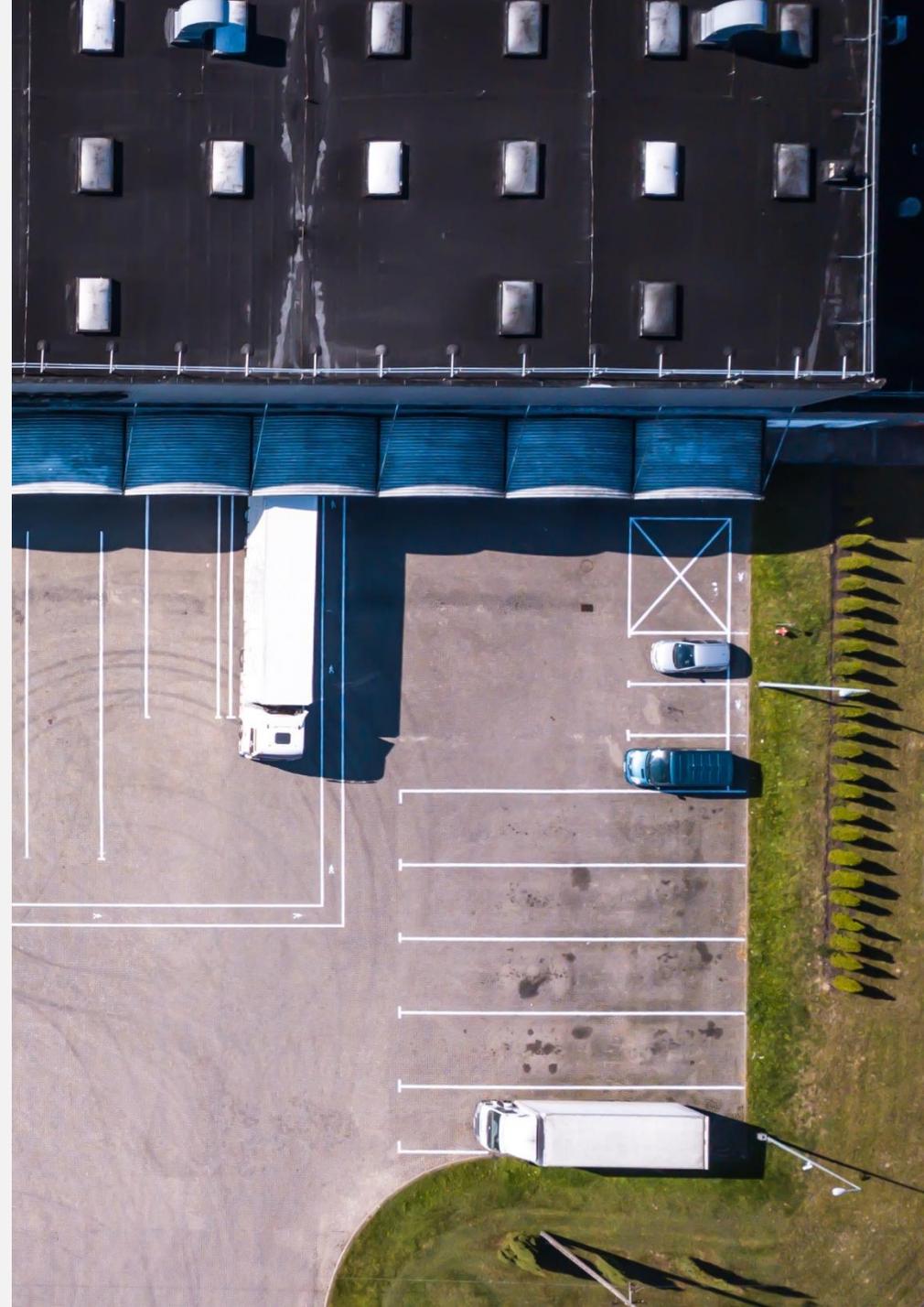
# Contact



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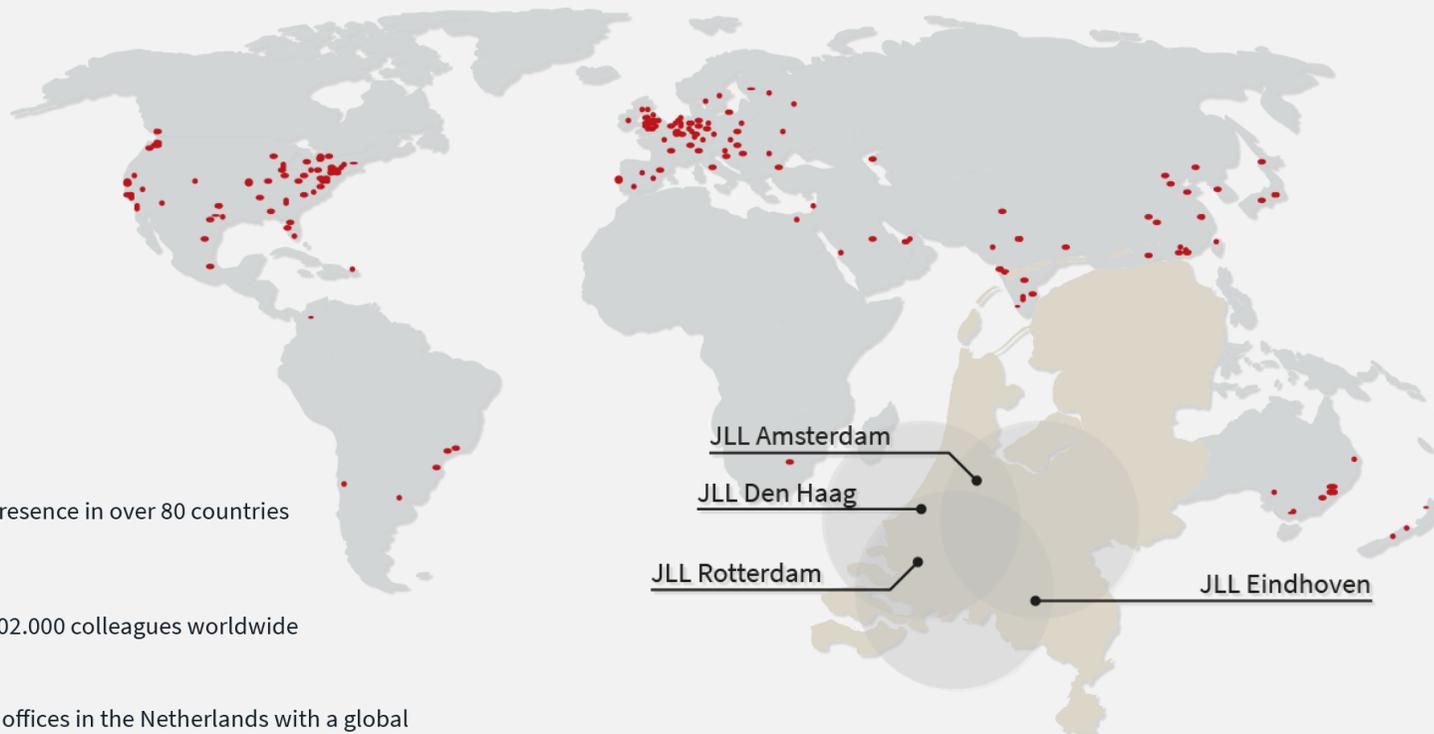


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