



**Available for lease**  
DC Haaksbergen



SEE A BRIGHTER WAY



## DC Haaksbergen

The business complex, located on business park 'Varck' in Haaksbergen, comprises a distribution center with a total area of 14,837 sq.m., divided into 13,597 sq.m. warehouse space, 68 sq.m. mezzanine space, and 1,172 sqm office space.

At the front of the property, there are 22 loading docks and 7 ground-level overhead doors.

## Location

The border crossing with Germany is located approximately 15 minutes by car, making this location excellent for companies operating within Western Europe.

Companies like Weegerink's Transport and Noordendorp Transport are already established in business park 'Varck'.

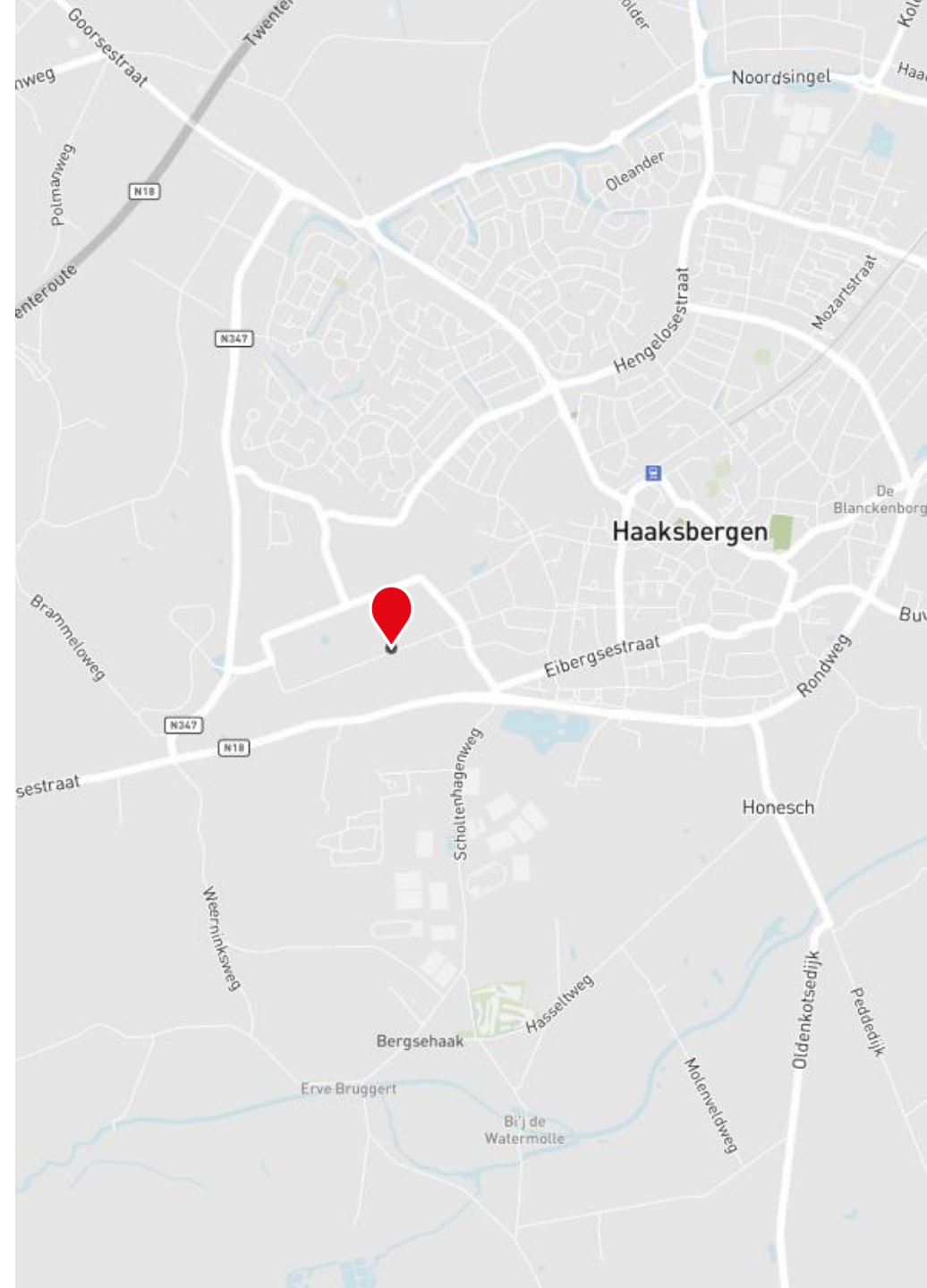
## Accessibility

### *By car*

Business park The 'Varck' is easily accessible, located near Eibergsestraat/Koning Wilhelminastraat and the N347. This provincial road provides a good connection to the N18, which allows for excellent access to Enschede as well as the highways A35 (Wierden - Enschede) and A1 (Amsterdam - Dutch-German border).

### *Public transport*

There are several bus stops in the immediate vicinity.





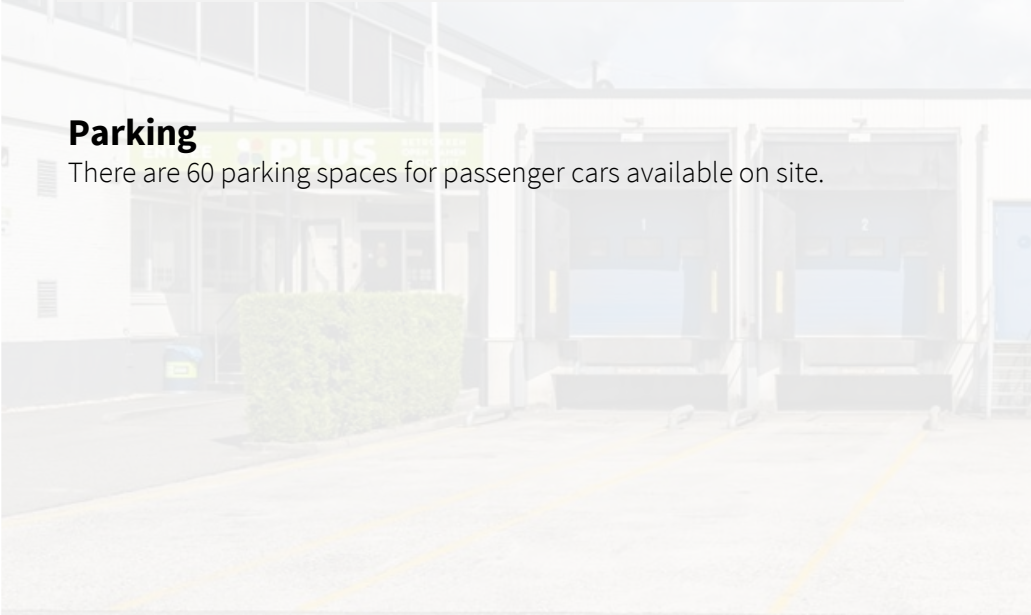
## Available spaces

Approximately 14,837 sq.m. is currently available for rent, divided as follows

Description	Surface
Warehouse	13,597 sq.m.
Mezzanine	68 sq.m.
Offices	1,172 sq.m.

## Parking

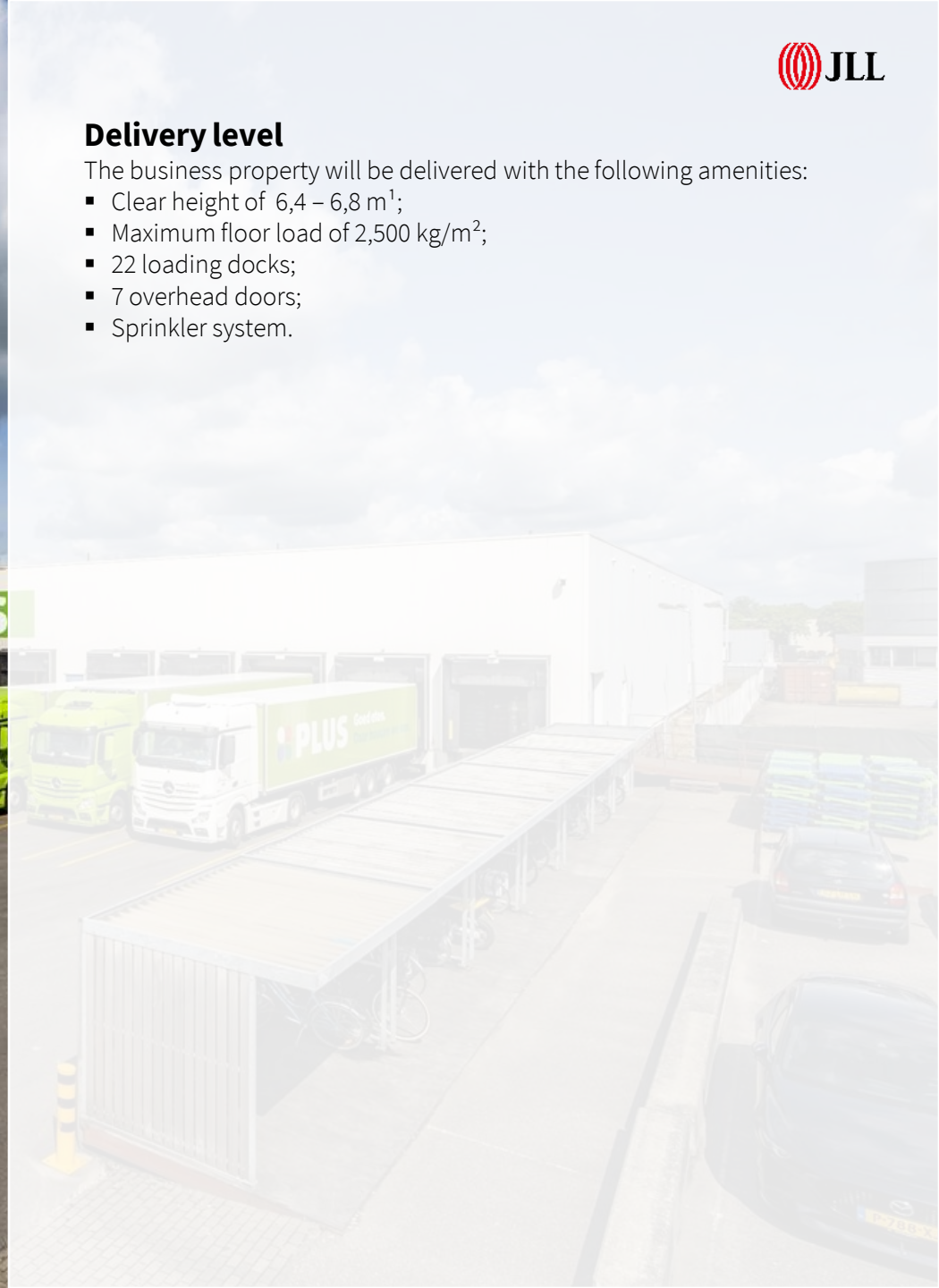
There are 60 parking spaces for passenger cars available on site.



## Delivery level

The business property will be delivered with the following amenities:

- Clear height of 6,4 – 6,8 m<sup>1</sup>;
- Maximum floor load of 2,500 kg/m<sup>2</sup>;
- 22 loading docks;
- 7 overhead doors;
- Sprinkler system.



## Rent

On request.

## Service charges

To be determined.

## Lease term

5 (five) years with 5 (five) years renewal period.

The notice period is 12 (twelve) months.

## Commencement date

In consultation.

## Rent payment

Quarterly in advance.





## **Rent adjustment**

Annually, for the first time 1 (one) year after commencement, on the basis of the change in the monthly price index in accordance with the consumer price index (CPI), series CPI Employees Low (2015 = 100), as published by Statistics Netherlands (CBS).

## **Lease agreement**

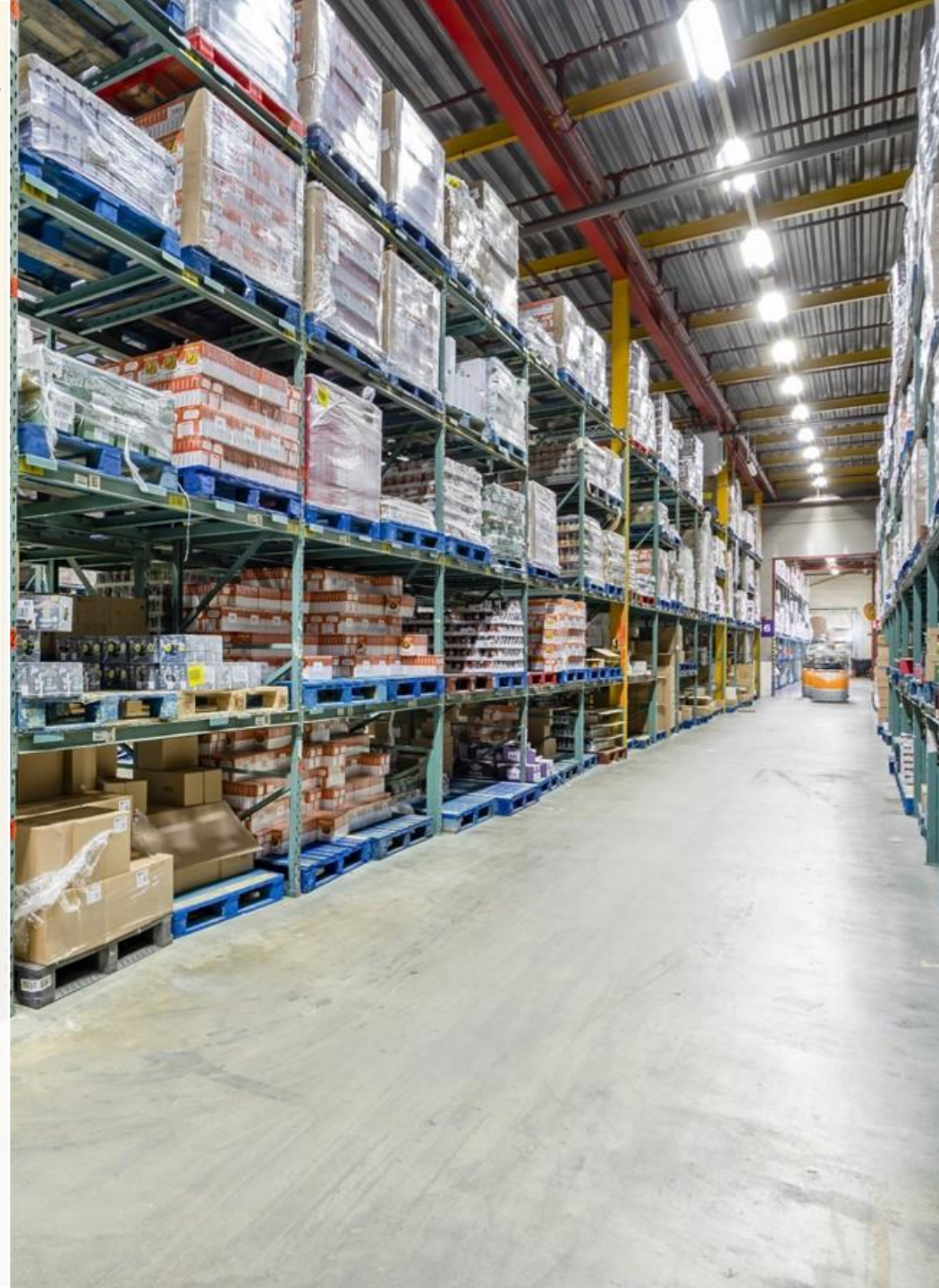
Lease of Office Accommodation and other Commercial Accommodation established by the Real Estate Council (ROZ) 2015.

## **Security**

Bank guarantee or deposit equivalent to at least three months rent including service charges and VAT.

## **VAT**

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



# Pictures



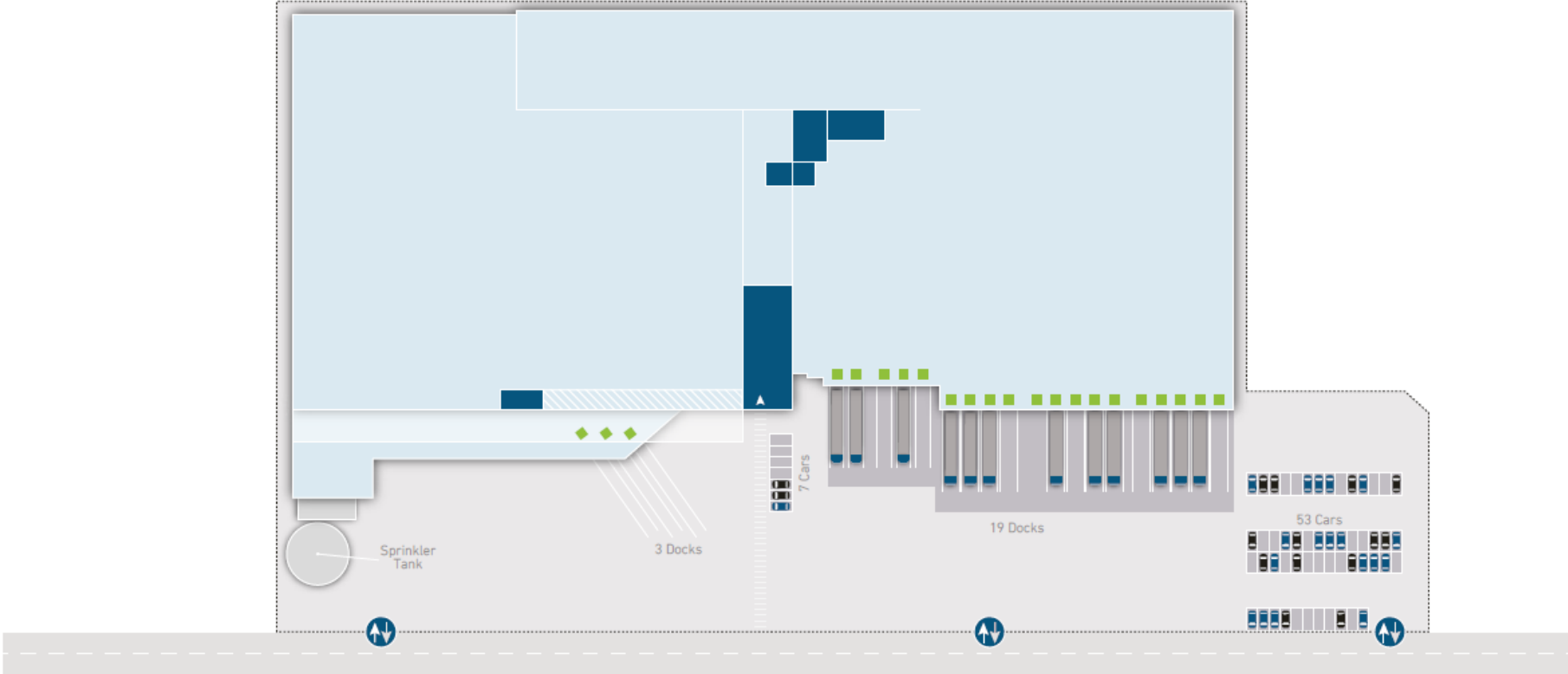
# Pictures



# Pictures



# Floor plan



# Contact



## JLL Industrial & Logistics

Kennedyplein 244A  
5611 ZT Eindhoven  
040 250 0100  
[www.jll.nl](http://www.jll.nl)

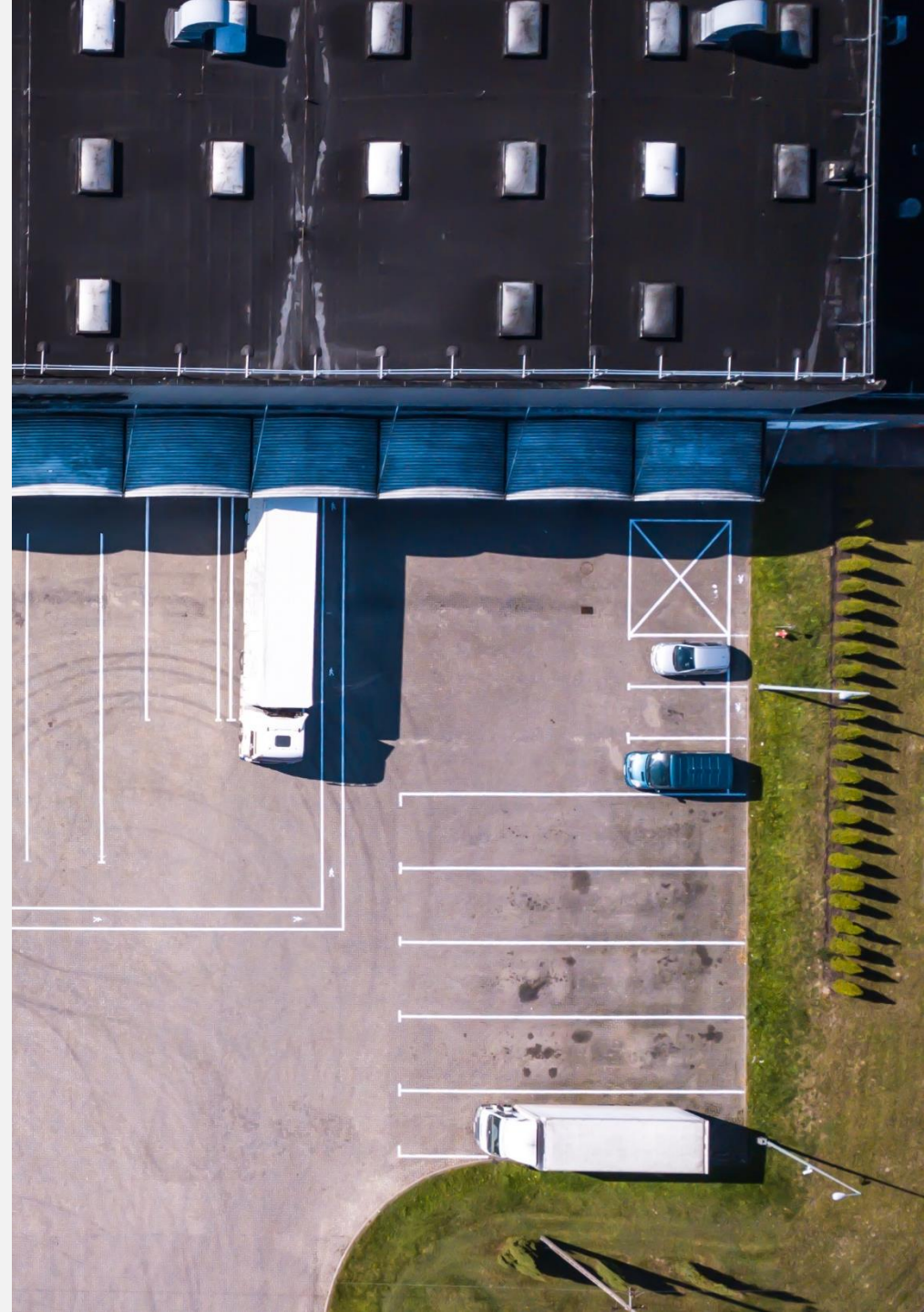
### Yos Otten

Consultant – Agency Industrial & Logistics  
[Yos.Otten@jll.com](mailto:Yos.Otten@jll.com)  
+31 (0)6 30 66 61 51



### Jordy Verhoeven

Head of Agency Industrial & Logistics  
[Jordy.Verhoeven@jll.com](mailto:Jordy.Verhoeven@jll.com)  
+31 (0)6 50 67 11 21

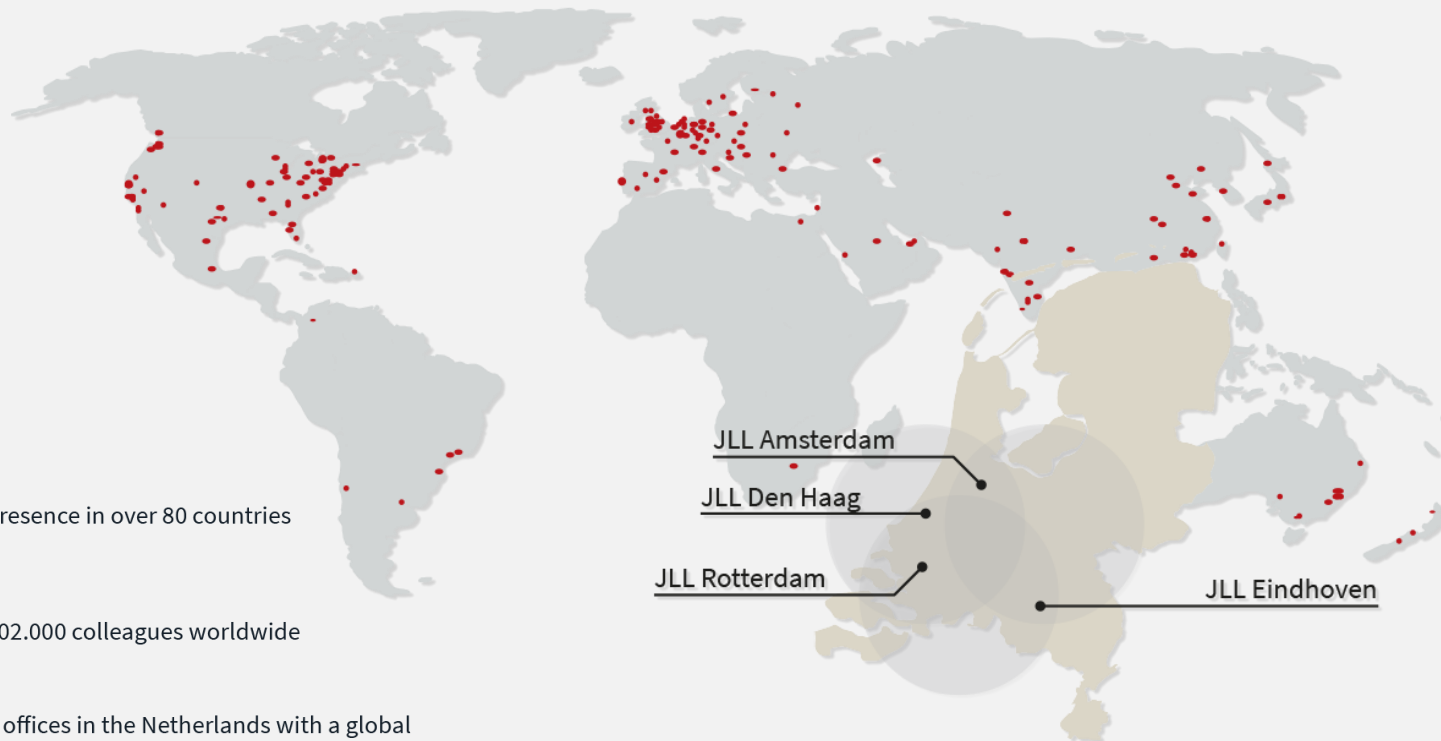


# About JLL



SEE A BRIGHTER WAY

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