



For rent

Oudewei 4, Tiel | Available immediately

Multifunctional single tenant property

This multifunctional logistics property is located on the modern 'Medel' industrial park in Tiel. The property can be used for multiple purposes, such as cross-docking and/or storage and transshipment, or a combination of both. There is approx. 8,359 m² of industrial space, approx. 461 m² of mezzanine floor, and approx. 1,002 m² of office/canteen/sanitary space available. In addition, the property is characterized by numerous loading docks (some equipped with a leveler), five ground-level doors, one of which is extra wide, a truck wash, and a spacious lockable outdoor area on both sides of the property for truck parking and/or outdoor storage space.



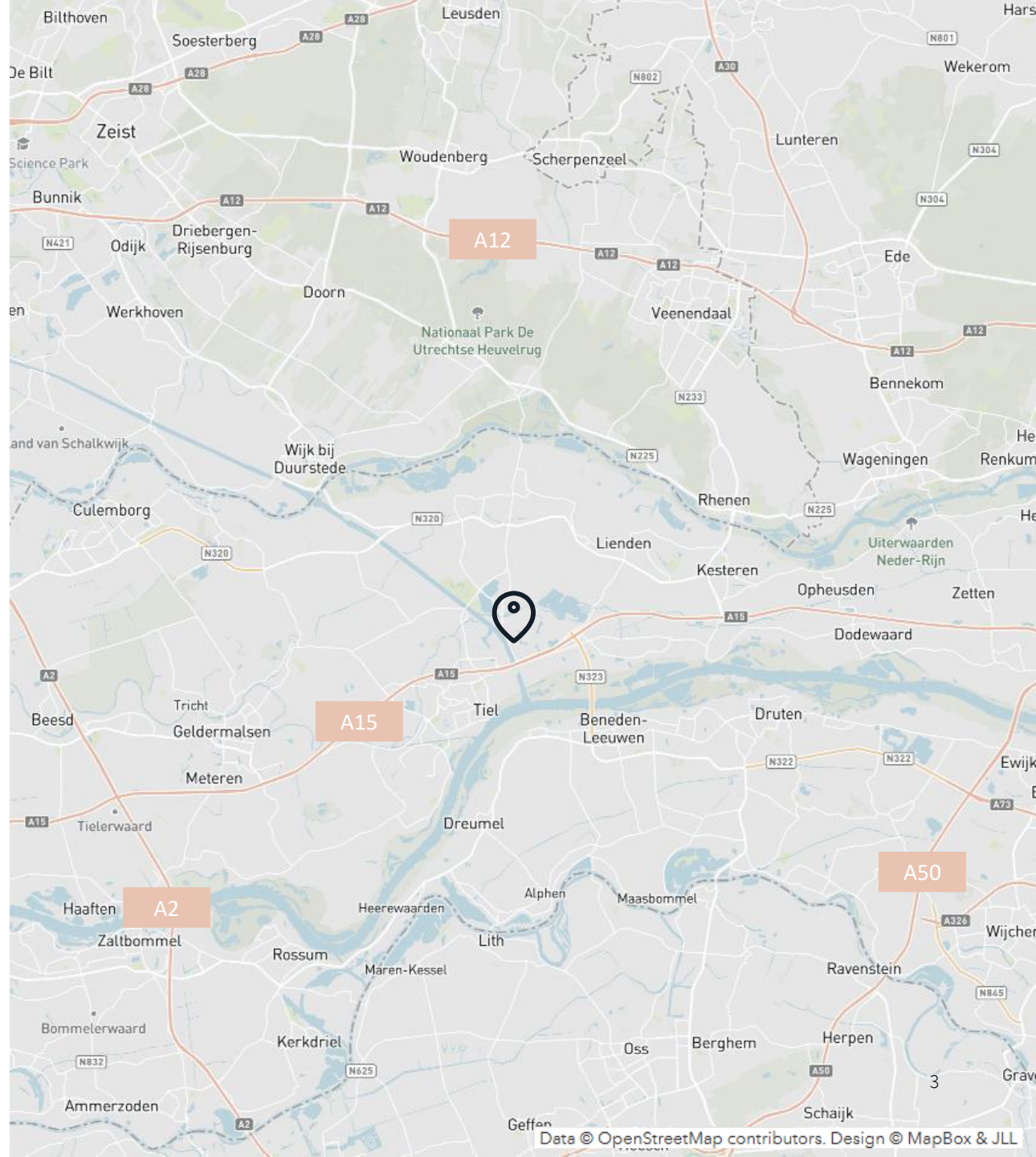
Location

Tiel's central location in the heart of the Netherlands makes it a perfect business location for many logistics companies and retail distribution hubs. Tiel is particularly suitable for national distribution, with companies such as DHL, Kuehne+Nagel, and Vonk en Co B.V. located at Business Park Medel.

In recent years, Business Park Medel has developed into one of the best logistics locations in the Netherlands. The business park benefits from an active park management organization that takes care of maintenance, central purchasing, security, transport management, signage, green space management, and a fiber optic network on the business park. Medel also offers secure truck parking and a gas station.

Accessibility

The multimodal Medel business park is located next to the A15 motorway, making it easily accessible by car and truck. Medel is also easily accessible by water via the Tiel container terminal (CTU Rivierenland), which is located on the business park.



Availability

Approximately 9,822 m² is available for rent and is divided as follows:

Description	Floor space
Industrial space	8.359 m ²
Mezzanine floor	461 m ²
Office/canteen/sanitary facilities	1.002 m ²

Parking

Ample parking spaces on site as well as a spacious paved and lockable outdoor area on both sides of the property for truck parking (42 spaces) or (bulk) storage.



Delivery

Industrial space

- Flat concrete floor with a floor load of 2,500 kg/m²;
- Clear height: approx. 8.2 m¹;
- Two loading bays with 26 loading doors, some equipped with levellers;
- 5 overhead doors at ground level;
- Two lockable outdoor areas;
- ESFR sprinkler system;
- Gas-fired heaters;
- LED lighting;
- Sanitary facilities.

Office space

- Energy label A (valid until November 16, 2027);
- Cooling and heating via VRF – VRV system;
- Air conditioning;
- LED lighting;
- Sanitary facilities;
- Existing office layout;
- Pantry;
- Cable ducts with WCDs;
- Changing room with toilet and shower;
- Fiber optic internet connection;
- Elevator.



Rental conditions

Rent

Quarterly in advance.

Rent indexation

Annually, for the first time 1 (one) year after the commencement date of the lease, based on the monthly price index according to the consumer price index CPI series CPI all households (2015=100, or the most recent time basis), published by Statistics Netherlands (CBS).

Rental agreement

The rental agreement is based on ROZ model 2015.

Security

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

VAT

The landlord wishes to opt for VAT-taxed rent and letting. If the tenant is unable to offset the VAT, the rent will be increased in consultation with the tenant to compensate for the consequences of losing the option to opt for VAT-taxed rent.



Rent

€ 750,000,- per year.

Service costs

Approximately €5.00 per m²² per year excluding VAT.

Rent starting date

Effective immediately.

Lease term

5 years with extension periods of 5 years each time. The notice period is 12 months

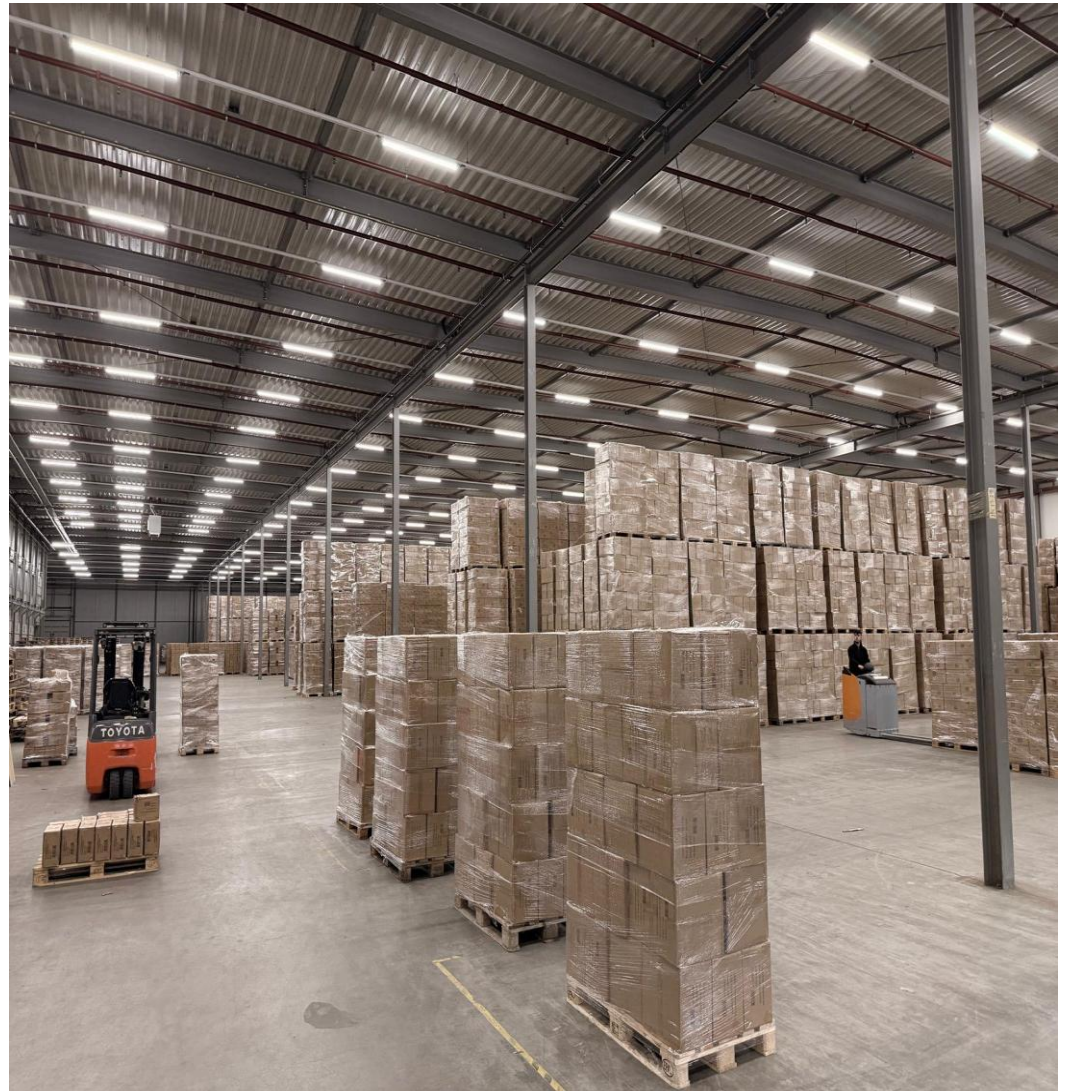
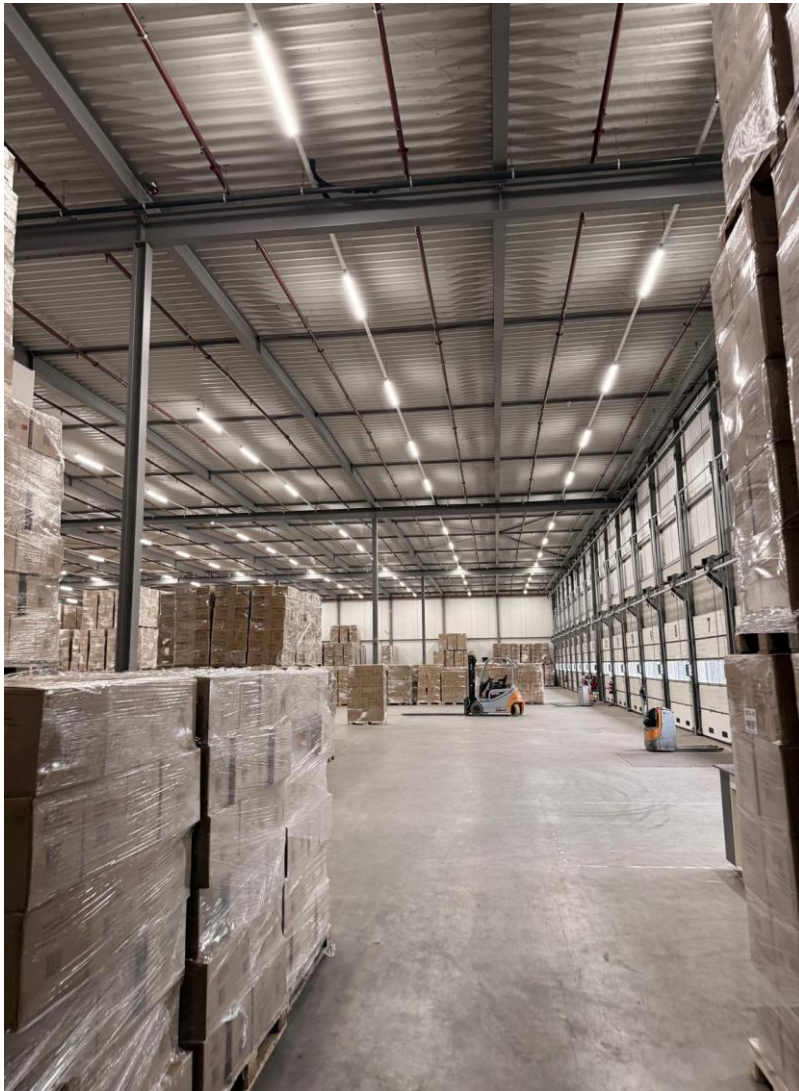
Exterior photos



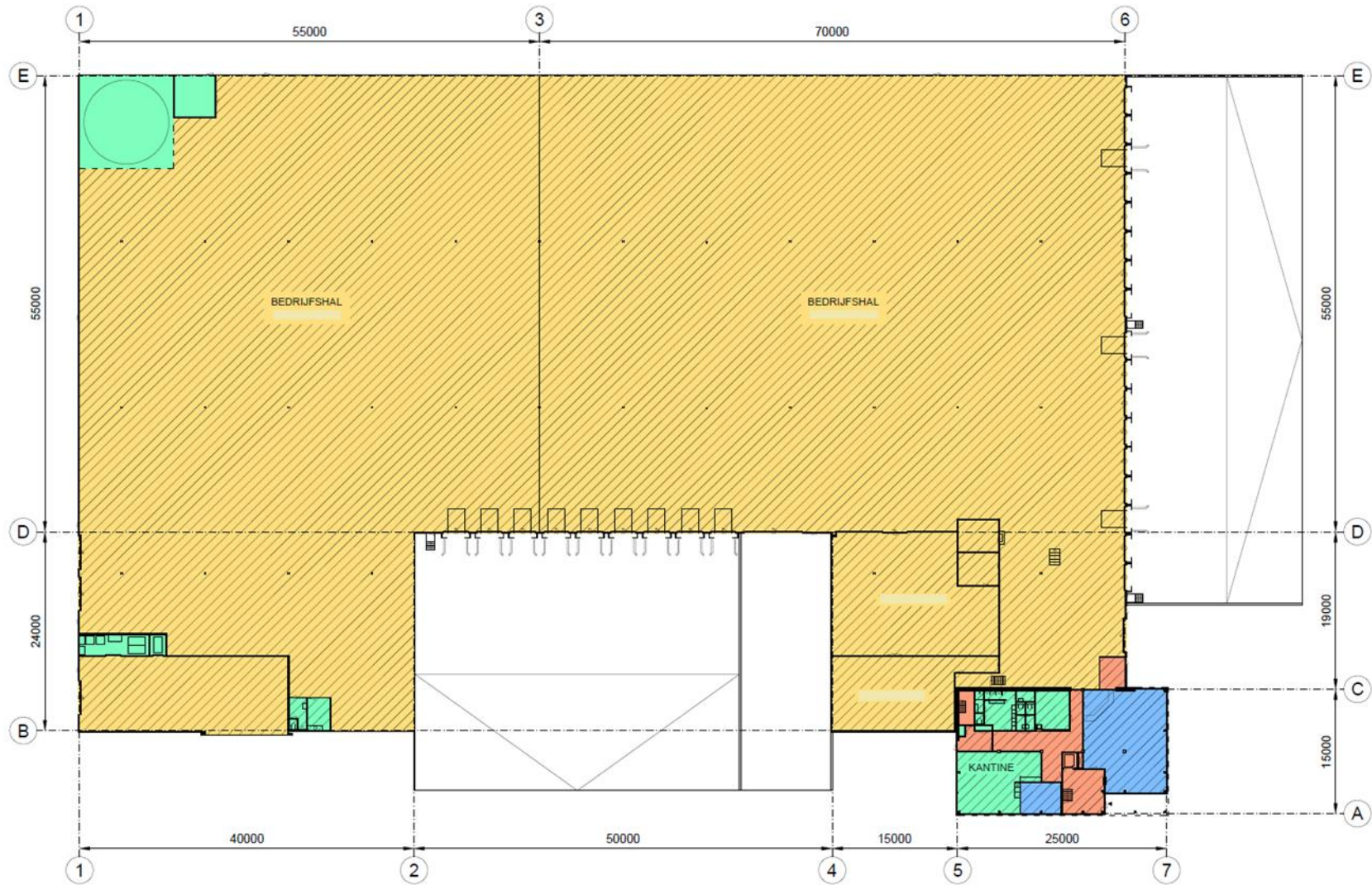
Exterior photos



Interior photos



Floor plan



Get in touch



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