



Available for lease

Laanakkerweg 14, Vianen | Immediately available

Macro location

The Netherlands has approximately 140,000 km of roads, including about 2,800 km of highways.

Vianen is located in the centre of the Netherlands with a very good connection to all directions for example to the ports of Antwerp, Rotterdam and Amsterdam.

The Vianen region is connected by water (1 barge terminal, 19 km distance) allowing companies to optimize the supply of goods.

From Vianen there is excellent transit to north, south, east and west of the Netherlands, making Vianen an ideal location for national or Benelux distribution.

The Vianen region has been a logistics hotspot in the Netherlands for decades and continues to prove itself as a good location centrally located in the country and where more than 16 million inhabitants live within a 100 km range.



Micro location

Vianen is a medium sized city in the province Utrecht, located just south of Utrecht in the centre of the Netherlands.

The market of the Vianen region has a national character and is strongly related with distribution networks. The geographical position in the heart of the country as well as its accessibility by car are the main driving factors for its popularity as a domestic distribution hub.

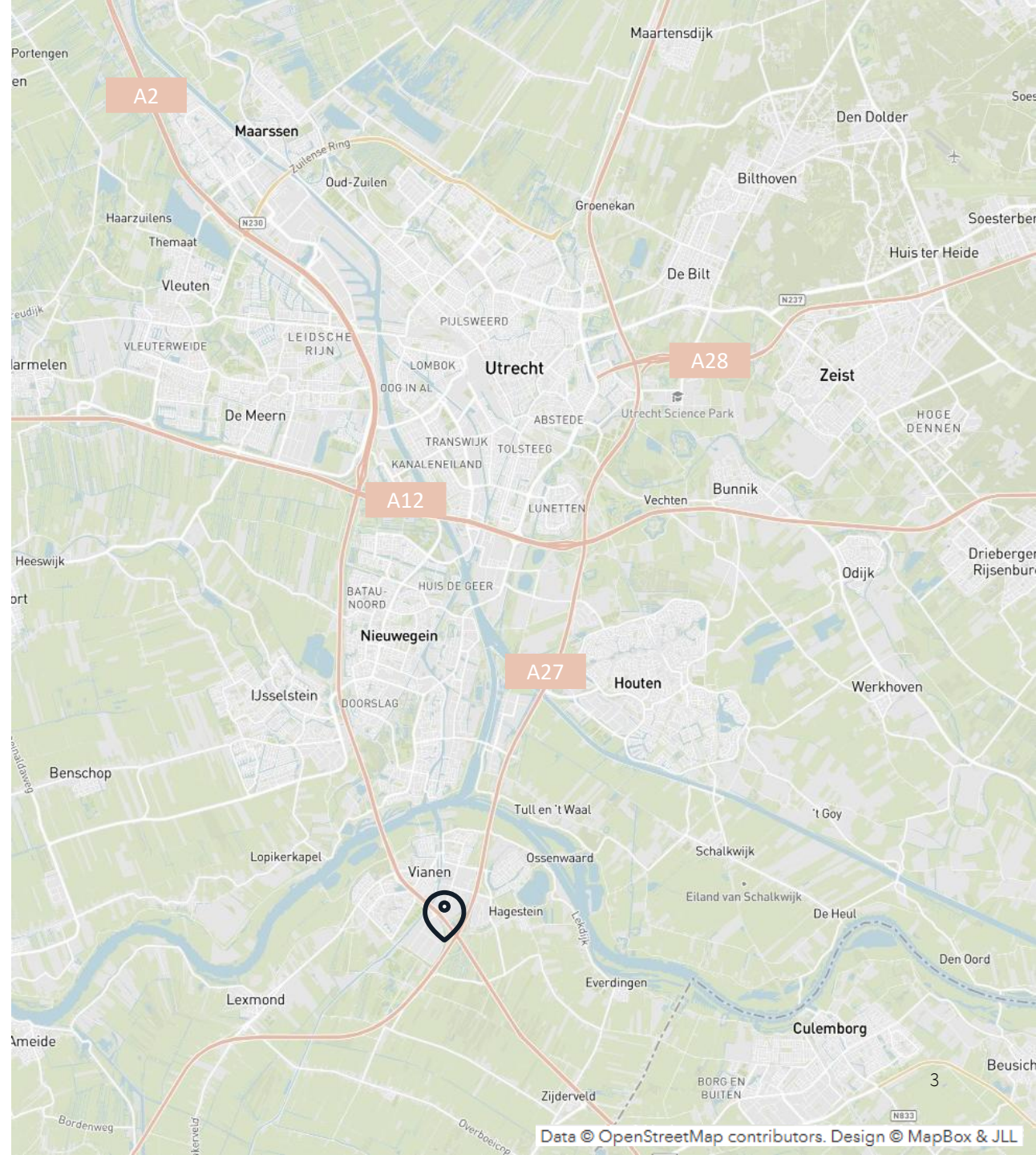
Accessibility

Car


The property is located on the inter section of motorways A2 (north-south connection: Amsterdam –Utrecht –Eindhoven –Maastricht) and at the A27 from Belgium towards the northeast of the Netherlands (Antwerp–Breda – Utrecht –Almere). As well close to the important motorways A12 (west-east connection: The Hague –Utrecht –Arnhem –Germany).

Public transport

By public transport the property is easily accessible, the bus stop is within walking distance of the property.



Laanakkerweg 14 | Vianen

 Laanakkerweg 14, Vianen

1. EVRI / Visdeal
2. Stedin
3. Budbee
4. Mondial Relay
5. Bosal
6. LTL Wood
7. Makro
8. Miele
9. Kawasaki
10. HP Staal
11. Klop verhuur
12. Van Duuren
13. GLS
14. Dekker Hout
15. Sligro
16. Parts Express
17. PS Nachtdistributie



Availability

Approximately 18,534 sq.m. is available for rent and is divided as follows:

Description	Surface
Warehouse	16,482 sq.m.
Offices	750 sq.m.
Mezzanine	1,302 sq.m.

Parking

41 parking spaces including 4 for electric vehicles and 9 truck parking spaces.



State of delivery

Warehouse

- Clear height of approx. 11.00 meters;
- Maximum floor load of 5,000 kg/sq.m.;
- 19 loading docks;
- 1 ground level door;
- BREEAM certificate – rating: “Good”;
- HF.T5 lighting 200 LUX;
- Column spacing of approx. 22.8 x 15.9 m
- Warehouse depth approx. 122 m wide approx. 136 m

Office

- Energy performance Certificate – rating: A;
- Heating and cooling by means of split units and local heating radiators;
- Floor load offices 500 kg/sq.m.

Outdoor area

- 41 on-site parking spaces, including 4 for electric vehicles;
- Partial fencing.



Rental principlese

Rent payment

Quarterly in advance

Rent indexation

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

Lease agreement

Lease agreement based on ROZ model 2015.

Security deposit

Bankguarantee or security deposit amounting at least three months' rent including service charges and VAT.

VAT

The lessor wishes to opt for VAT-taxed rent and lease. In case the lessee cannot deduct the VAT, the rent will be increased in consultation with the lessee to compensate for the consequences of the lapse of the possibility to opt for VAT-taxed rent.



Rent price

On request

Service charges

Advance payment between EUR 5 and EUR 7 per sq.m. per year.

Commencement date

Immediately.

Lease term

5 (five) years.

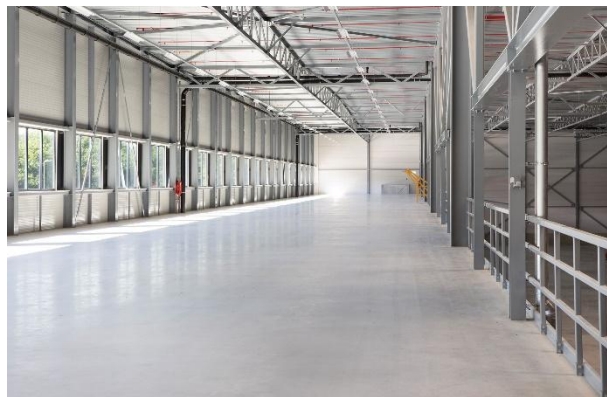
Laanakkerweg 14 | Vianen

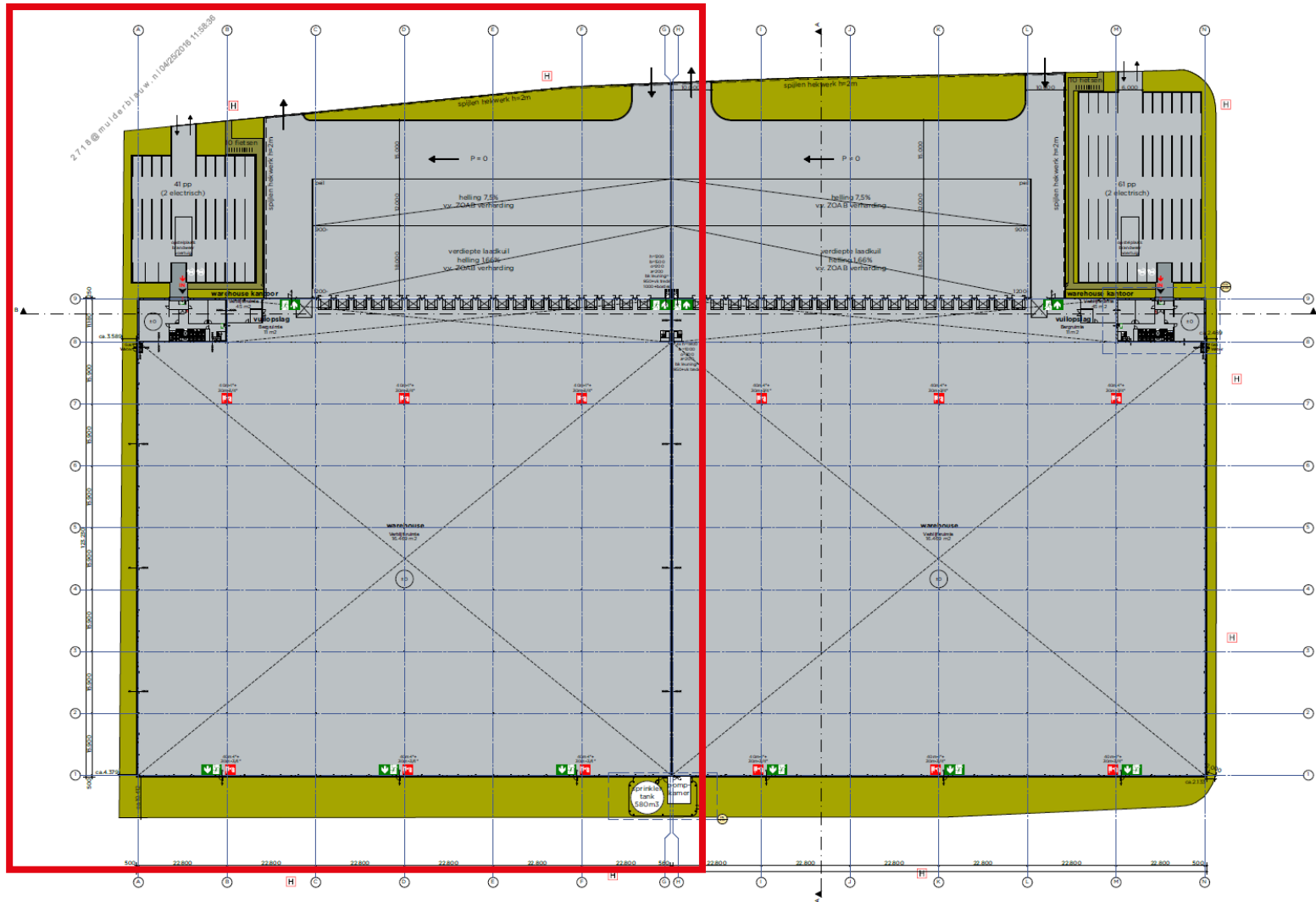
Photos exterior



Laanakkerweg 14 | Vianen

Photos interior | warehouse





Get in touch

Jordy Verhoeven

Head of Agency Industrial & Logistics

Jordy.Verhoeven@jll.com

+316 50 67 11 21



Diederik Nijhuis

Consultant - Agency / Industrial & Logistics

Diederik.Nijhuis@jll.com

+316 20 46 65 91

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