



Available for lease

Atoomweg 466, Utrecht

Modern distribution center

Centrally located on the Lage Weide business park in Utrecht, this modern distribution center is currently under construction. This redevelopment will be completed 12 months after signing a lease agreement and is, due to both its location and design, extremely suitable for national distribution and city logistics.



Location

From this location, the Oudenrijn junction (A2/ A12) or Lunetten junction (A12/ A27) can be reached within minutes. This ensures perfect positioning between several major cities in various wind directions for regular distribution. For city logistics, the center of Utrecht is less than 5 km away and Leidsche Rijn center is only 1km away. Various companies from the commercial and logistics sector are located at Lage Weide, including a.o. Kuehne+Nagel, DHL, VanMoof, Picnic, WE Fashion, UPS, FonQ and HEMA.

Accessibility

Car

Lage Weide is a multimodal business park and excellently accessible by road, rail and water. The inland terminal of CTU is located less than five minutes from the Atoomweg. The property is located near exit 6 Maarssen or exit 7 Utrecht Lage Weide from the A2, the highway that connects Utrecht and Amsterdam. Schiphol Airport is only thirty minutes away by car.

Public Transport

Within walking distance of this development, you'll find bus stops with direct connections to Utrecht Central Station, Zeist, Houten, Maarssen and Leidsche Rijn.



Available spaces

A total of 6,163 sq.m. is currently available for rent, divided as follows:

Description		Surface
Warehouse		4,532 sq.m.
Mezzanine		728 sq.m.
Office Space	Ground floor	489 sq.m.
Office Space	First floor	414 sq.m.

Parking

26 parking spaces for cars.



Delivery level

Warehouse

- Clear height of 12.20 m¹;
- Maximum floor load of 5,000 kg/sq.m.;
- 5 loading docks for trucks;
- 2 ground level doors;
- Column spacing of 11.0 (depth) x 22.8 (width) meters;
- Daylight entry in the front and side facade;
- LED lighting;
- ESFR sprinkler system.

Mezzanine

- Clear height under mezzanine 4.50 m¹;
- Clear height by dock doors 4.20 m¹;
- Mezzanine floor depth 11 meters;
- Floor load mezzanine 750 kg/sq.m.

Outdoor area

- 2 EV-charging stations;
- 8 parking spaces for e-parking;
- Partly fenced.



Lease terms

Rent payment

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 most recent time base), published by Statistics Netherlands (CBS).

Lease agreement

Lease agreement is based on the ROZ model 2015.

Security deposit

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

VAT

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



Rent

Warehouse: € 95.- per sq.m. per year
Mezzanine: € 35.- per sq.m. per year
Office Space: € 135.- per sq.m. per year
Parking: € 450.- per parking space per year

*Price level November 2023

Service charges

To be determined.

Commencement date

To be determined, 12 months after signing a lease agreement.

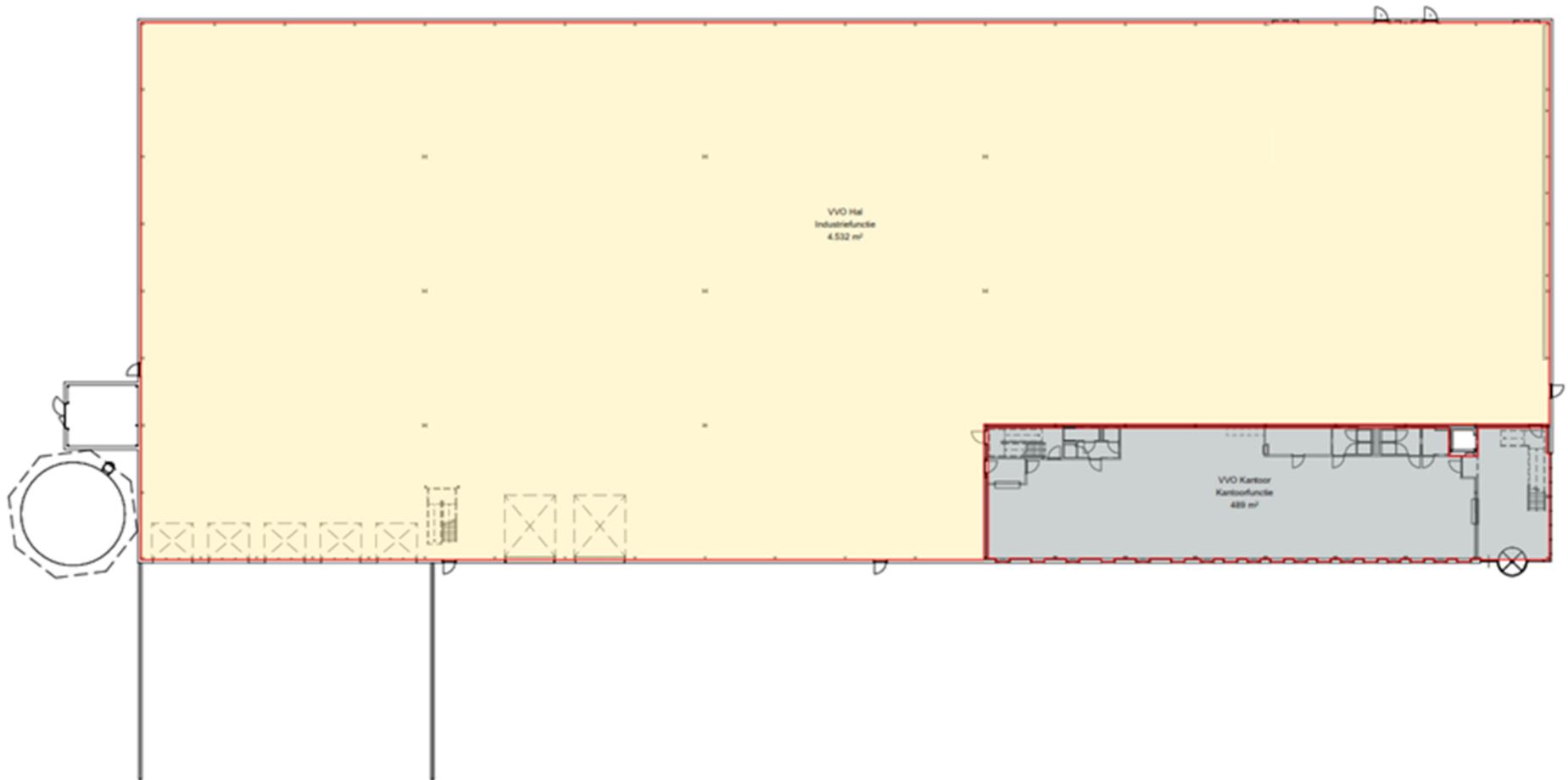
Lease term

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

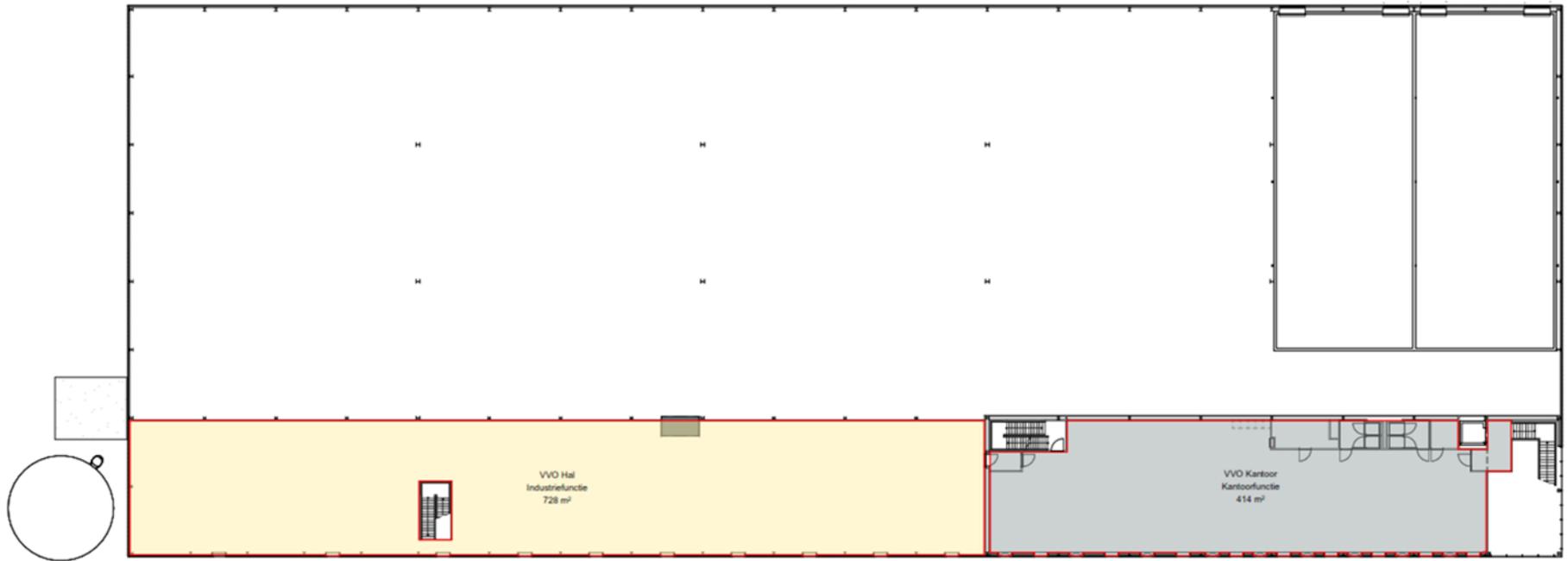
Floor plan



Floor plan | ground floor



Floor plan | first floor



Get in touch

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