



# Available for lease

Pascallaan, Lelystad

# New logistics development

Between the Airport Lelystad and the A6, at Lelystad Airport Business park (LAB), a new logistics building will be developed. LAB is a perfect place of business for many logistics companies from an (inter)national point of view because of the airport and the highway A6 closeby.

The building will be developed according to the latest insights of modern logistics and will meet all the requirements. The building is suitable for standard logistics, e-commerce or wholesale companies.

The complex comprises approximately 7,219 sq.m. warehouse space, approximately 546 sq.m. office space and approximately 699 sq.m. mezzanine. If required additional office space can be added on the mezzanine floor. The complex can be split into two separate units.

The warehouse will be delivered according to modern logistics standards, equipped with in total 8 loading docks, 2 overheaddoors on ground level, a clear height of 12.2 m<sup>1</sup> and a maximum floor load capacity of 5,000 kg/sq.m.



## Location

This new to develop building is directly adjacent to the A6 highway and near to the N302 which ensures perfect accessibility to all parts of the Netherlands. The site is situated at only 20 km from the container terminal Flevokust (CTU Flevokust), Schiphol Amsterdam Airport is at approximately 65 km and the port of Amsterdam is at approximately 60 km. In the vicinity are already well-known companies such as Inditex Zara, Giant, Donkervoort, Dacklapack, Montapacking and Imres.

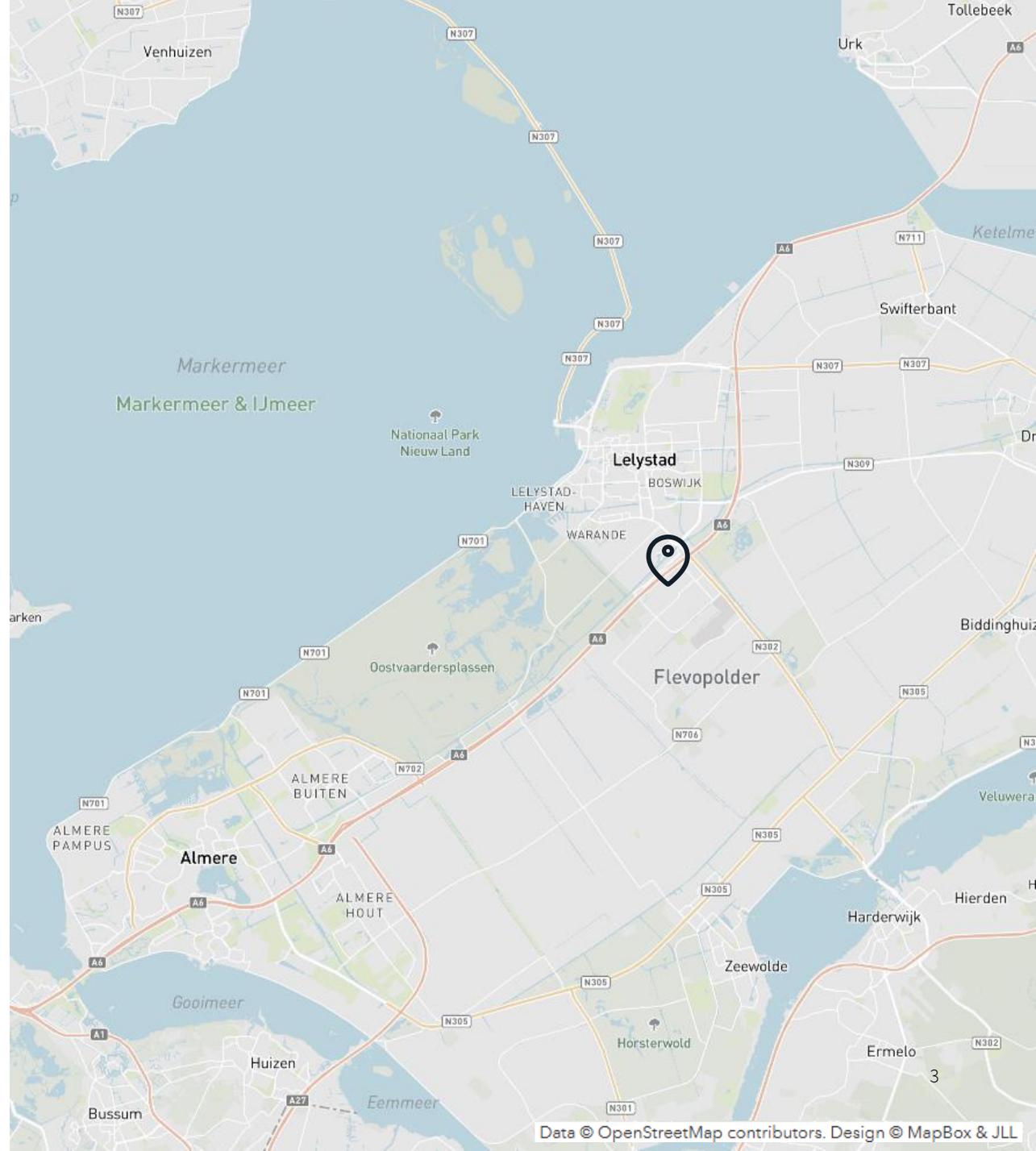
### Accessibility

#### *Car*

The property is directly located along the A6 (Randstad – Northern Netherlands) and close to the N302.

#### *Public transport*

In the immediate vicinity (within 1 km) there are various bus connections to Lelystad, Lelystad train station and Harderwijk.



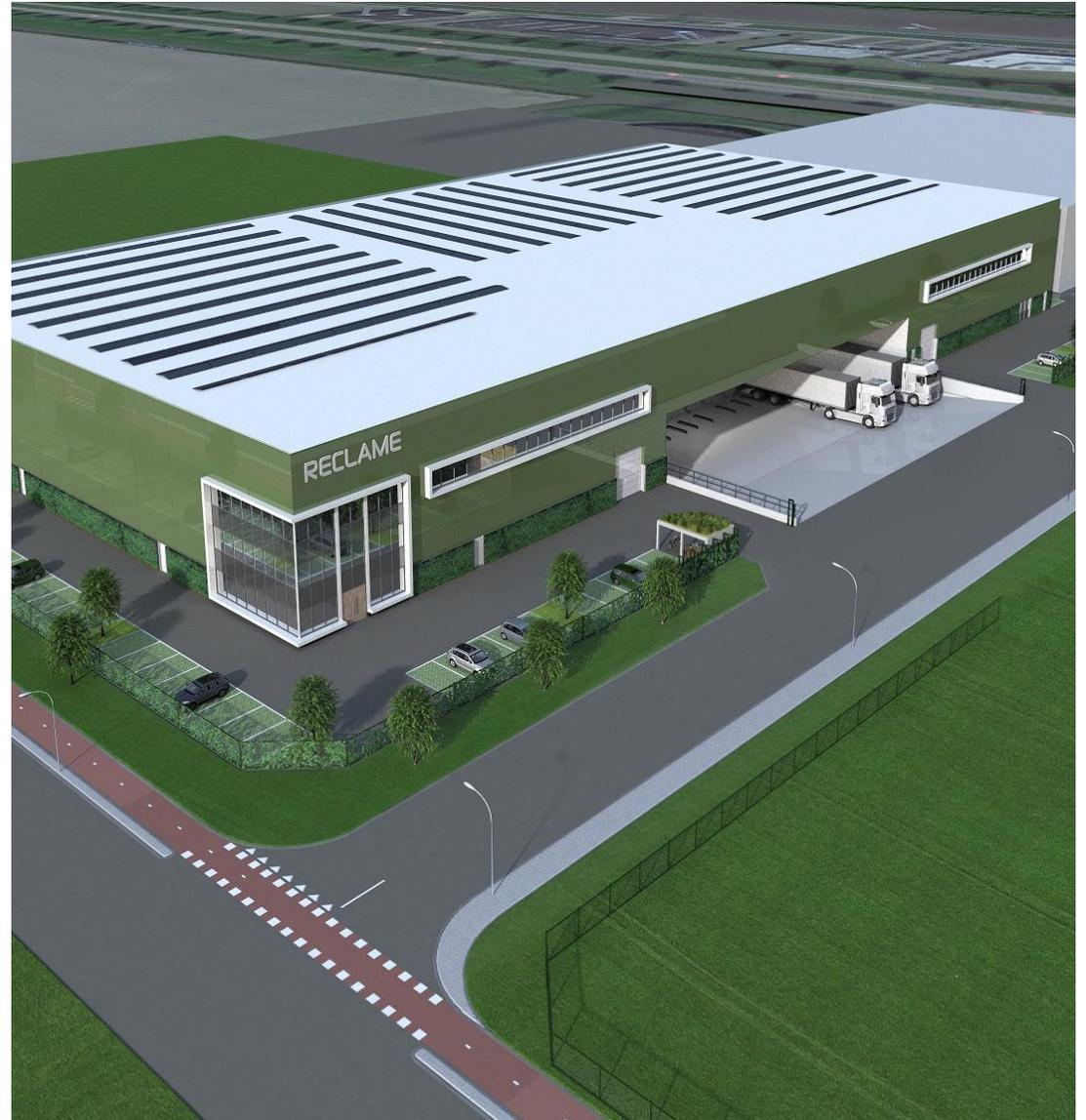
## Available spaces

The total development comprises a total of 8,464 sq.m., divided as follows

Description	Surface
Warehouse	7,219 sq.m.
Mezzanine	699 sq.m.
Office Space	546 sq.m.

### Parking

48 parking spaces for cars and a bicycle parking station.



# Delivery level

## Warehouse

- Clear height of 12.2 m<sup>1</sup>;
- Maximum floor load warehouse of 5,000 kg/sq.m.;
- Maximum floor load expedition of 2,500 kg/sq.m.;
- 8 loading docks with levellers;
- 2 overhead doors on ground level;
- LED-lighting 150 LUX for the warehouse;
- LED-lighting 300 LUX for the expedition space;
- ESFR sprinkler system.

## Mezzanine

- Maximum floor load of 750 kg/sq.m.

## Office space

- Office space divided over ground - and first floor;
- Maximum floor load of 400 kg/sq.m.;
- Toilet / shower group;
- LED-lighting 500 LUX;
- Pantry;
- Suspended ceiling.

## Outdoor area

- 48 car parking spaces;
- Bicycle parking;
- Loadingpit (23m).



# Lease terms

## 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 is based on ROZ model 2015.

## Security Deposit

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

## VAT

Landlord 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 loss of the possibility to opt for VAT-taxed rent.



## Rent

On request.

## Service charges

To be determined.

## Commencement date

To be determined.

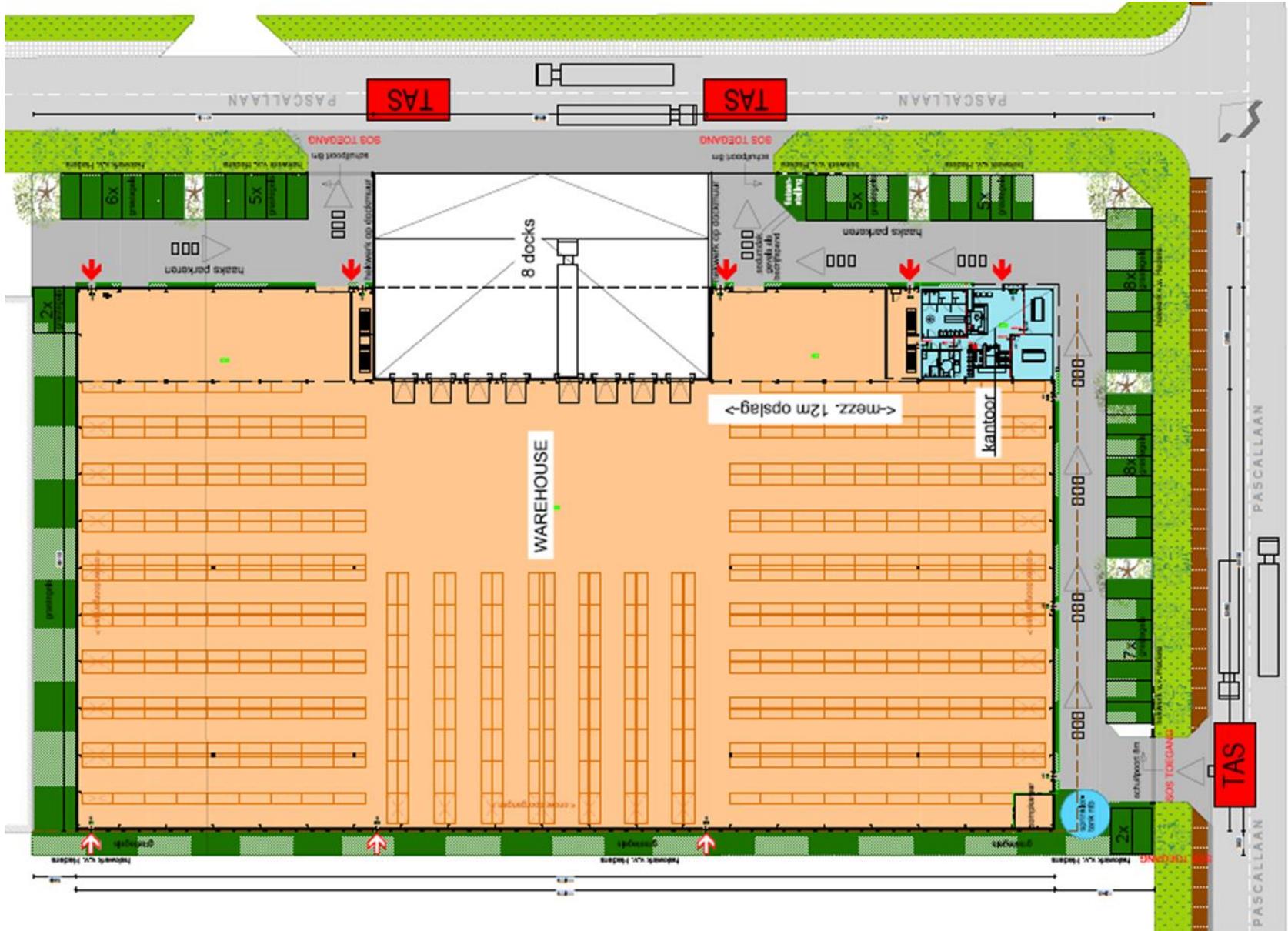
## Lease term

To be determined.

# Artist impressions



# Floor plan



# Get in touch

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