



Available for lease
Rosmolenlaan 7, Woerden



Rosmolenlaan 7

Located in Woerden, close to Utrecht and in the centre of the Netherlands, this standalone property has unique specifications for last mile and/or value add logistics activities. The property benefits from a convenient layout, excellent accessibility, high quality specifications.

The property with a total surface of approx. 10,280 sq.m. is divided over approx. 6,000 sq.m. crossdock/warehouse on the ground floor, approx. 1,400 sq.m. office space as well as approx. 3,000 sq.m. value-added warehouse space on the first floor. The office space on the first floor is laid out for multiple functions, such as meeting rooms, call center, training center, general offices, as well as a spacious canteen and sanitary facilities for the whole facility. The value-added warehouse space can be used for multiple functions, it is currently used for repairs and e-commerce activities for high-tech valuable products. Furthermore, the property comes with 33 parking spaces, 18 ground level doors and 8 loading docks.

Location

The property is located on business park 'Middelland-West'. This business park offers establishment opportunities for companies of various sizes and from various industries, from the wholesale trade, construction, light industry or logistics. The central location and excellent infrastructure are qualities that make it interesting for companies to establish themselves at 'Middelland-West'.

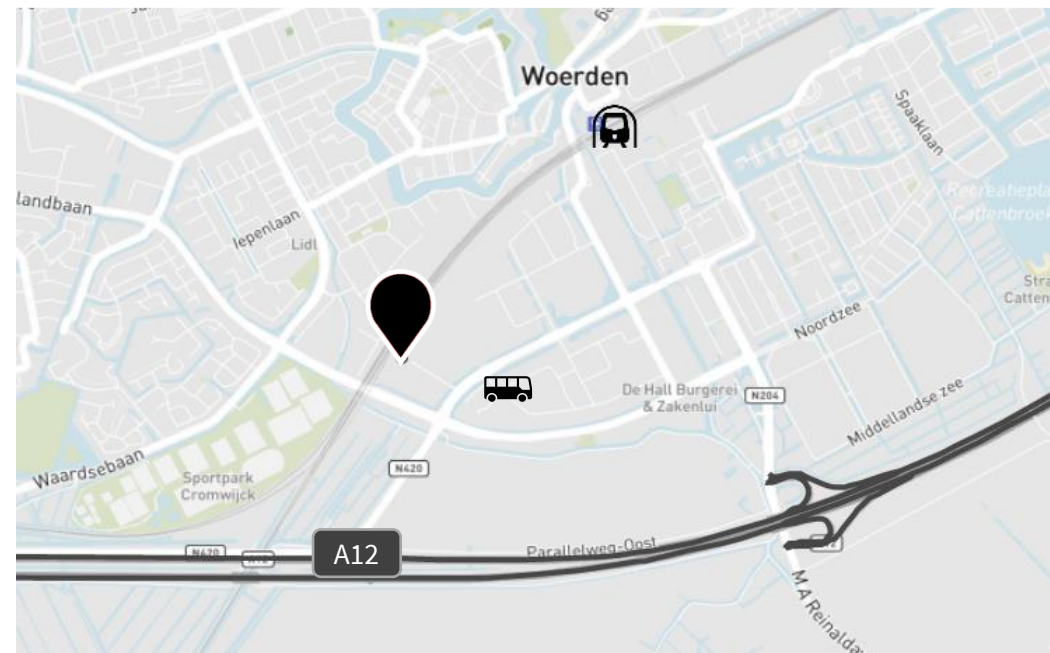
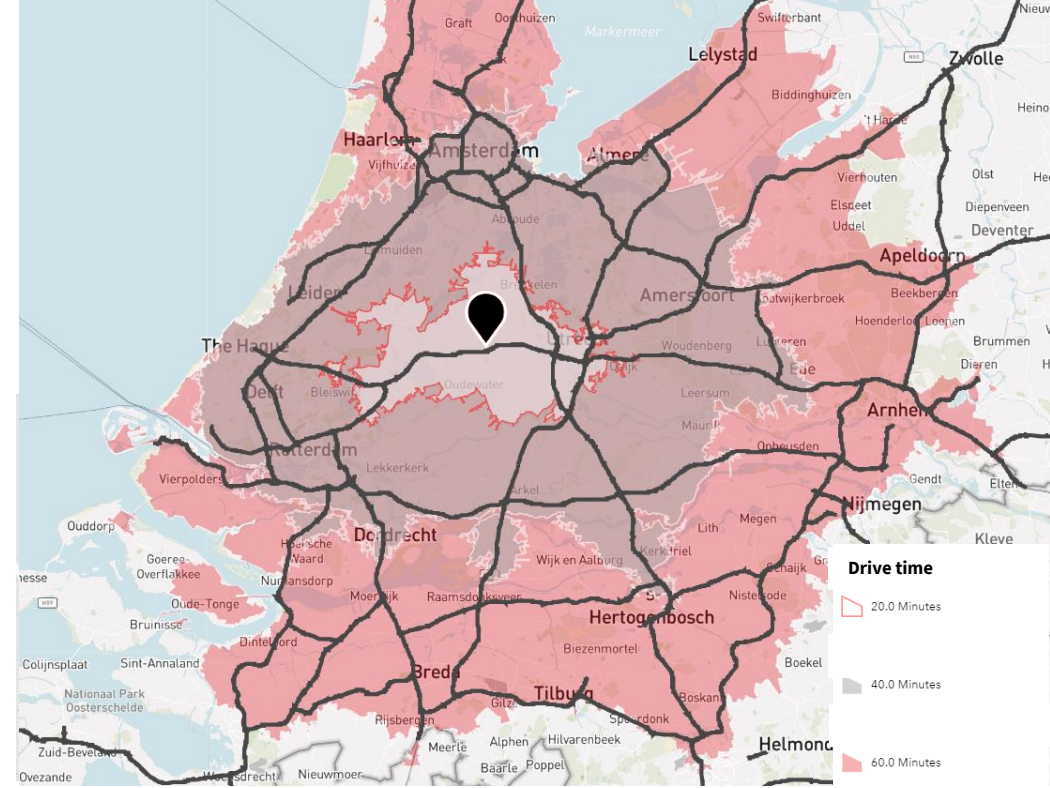
Accessibility

By car

Woerden is well connected to the Dutch road network and is located near Utrecht, Gouda and Alphen aan den Rijn. It is located near a central junction where the major highways of the Netherlands meet the highways A2, A12, A27 that connect Amsterdam, Arnhem, Rotterdam, The Hague and Maastricht as well as Belgium and Germany.

By public transport

The building is also easily accessible by public transport, a bus stop is within walking distance, with bus lines to Woerden and Utrecht Central Station. Woerden has its own railway station, making Utrecht Central Station easy to reach.



Available spaces

A total surface of approx. 10,280 sq.m. is currently available for rent, divided as follows:

Description		Surface
Warehouse	ground floor, height ca. 5 m ¹	4,000 sq.m.
Warehouse	ground floor, height ca. 8 m ¹	1,880 sq.m.
Offices	ground floor	120 sq.m.
Offices	1 st floor	1,280 sq.m.
Value-added warehouse space	first floor, height ca. 3 m ¹	3,000 sq.m.
Total		10,280 sq.m.

Parking

33 dedicated parking spaces onsite.

Depending on how the facility is used, there is potential for 46 additional parking spaces around the property.





Delivery level

The property will be delivered in its current state, including among others:

Warehouse:

- Unique cross-docking facilities combined with warehouse space;
- 13 complete courier docks at ground level (electronically operated overhead doors, side entrance doors and gated loading areas);
- 5 inside courier docks at ground level (inside doors and loading areas for couriers);
- 8 loading docks;
- Clear height varying between 5 – 8 m¹;
- Maximum floor load 1,500 kg/sq.m.;
- Gas heaters;
- LED lighting (for approx. 90%).

Office space:

- Suspended ceiling with TL5 lighting;
- Mechanical ventilation;
- Heating and cooling by central heating and airco units;
- Current floor covering and partition walls;
- Maximum floor load 350 kg/sq.m.;
- Spacious canteen facilities including secured outside terrace;
- Sanitary facilities.

Value-added warehouse space:

- TL5 lighting;
- Mechanical ventilation;
- Maximum floor load 500 kg/sq.m.;
- Elevator for heavy goods.

Terrain:

- Completely fenced;
- Electronically operated security entry and exit with barrier gate;
- Separate outdoor smoking facility.

It is optional to take over various tenant amenities from the departing tenant.

Rent

€ 650,000.00 per annum

The prices above are excluding VAT and service charges.

Service charges

To be determined.

Lease term

In consultation. The notice period is 12 months.

Commencement date

In further consultation.

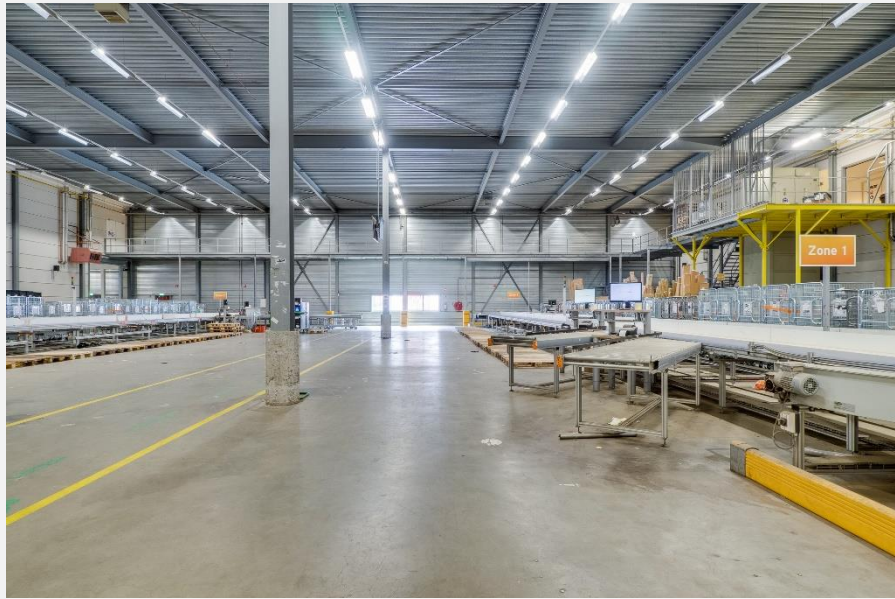
Lease agreement

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

VAT

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

Pictures



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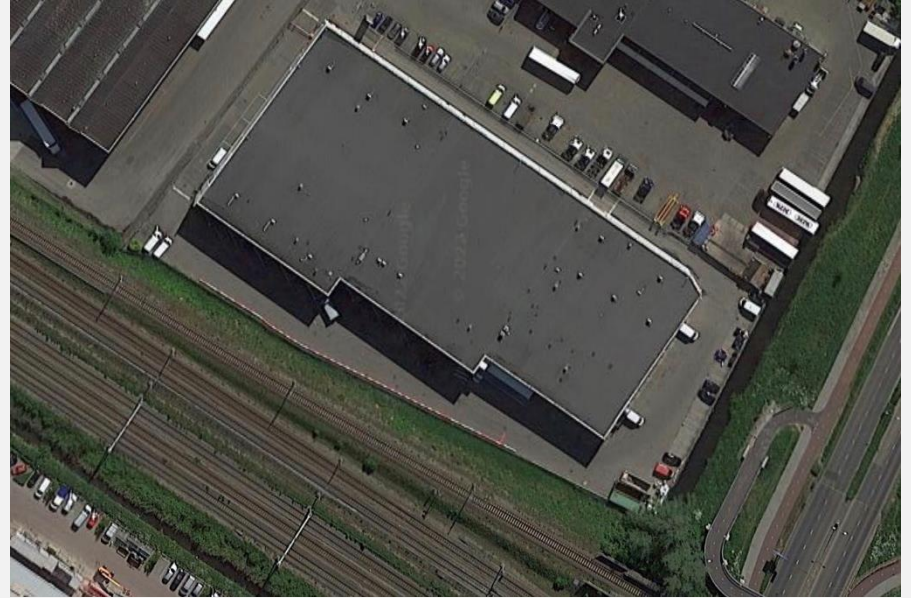
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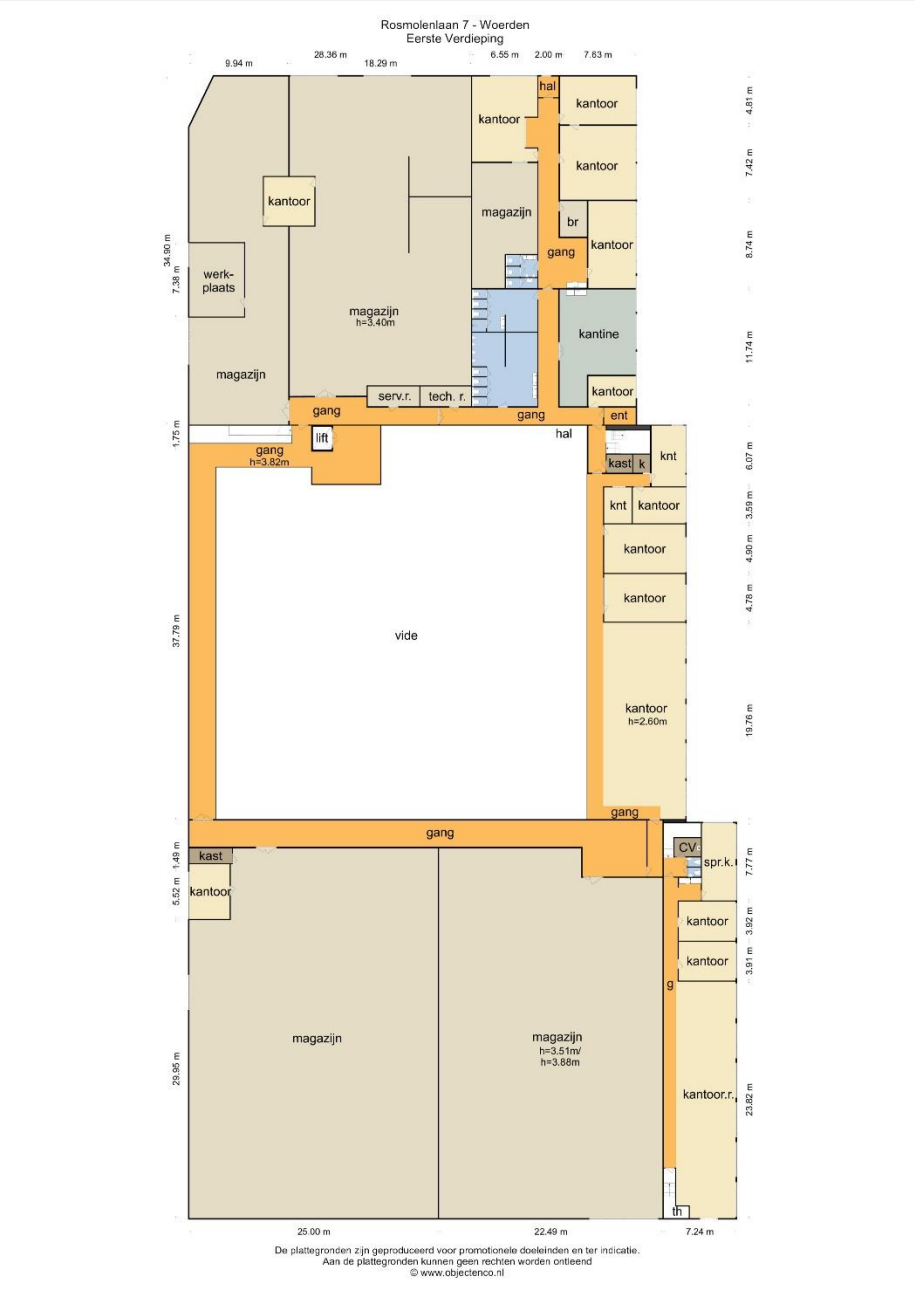
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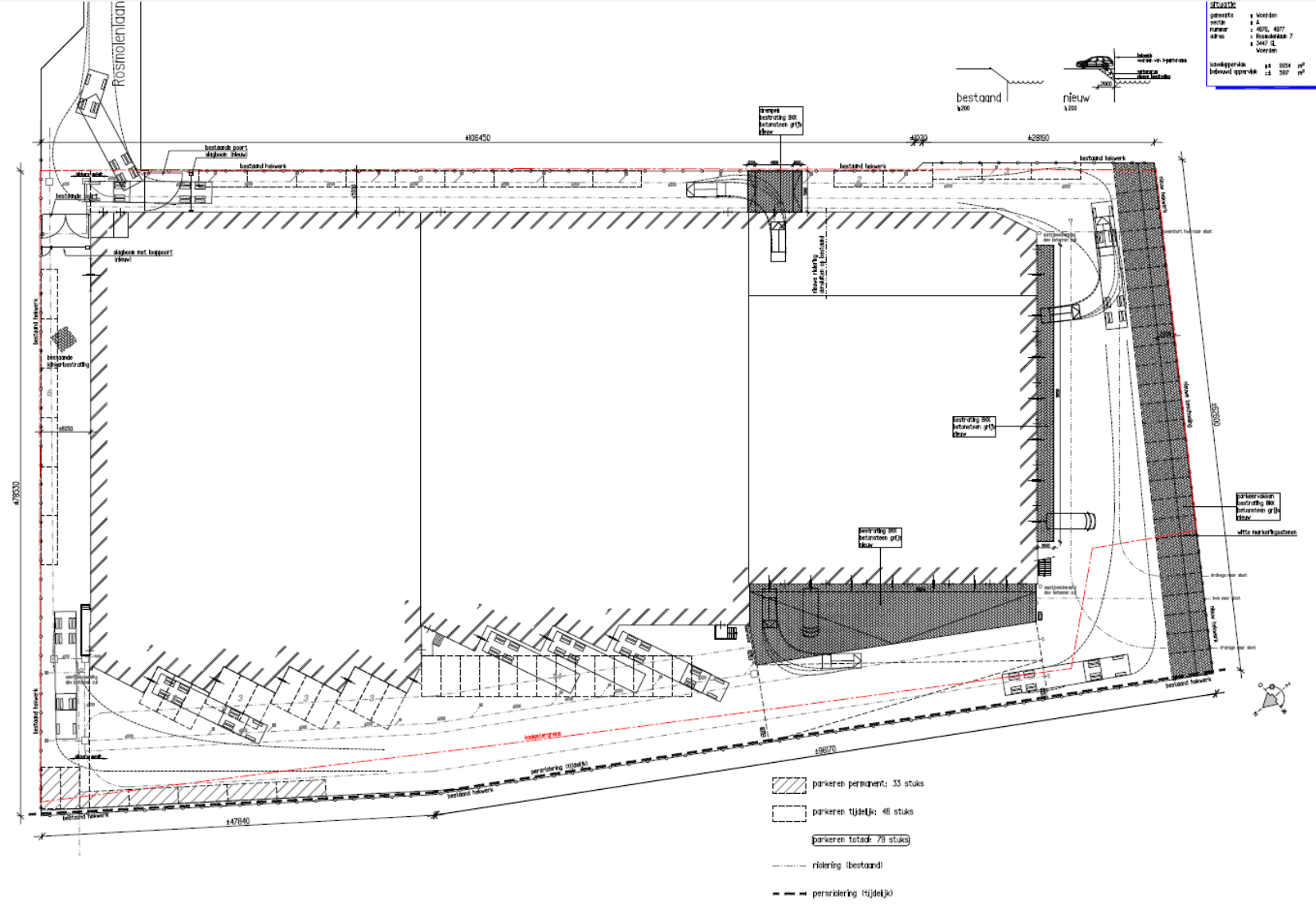
Floor plan – ground floor



Floor plan – first floor



Floor plan – site plan



Contact



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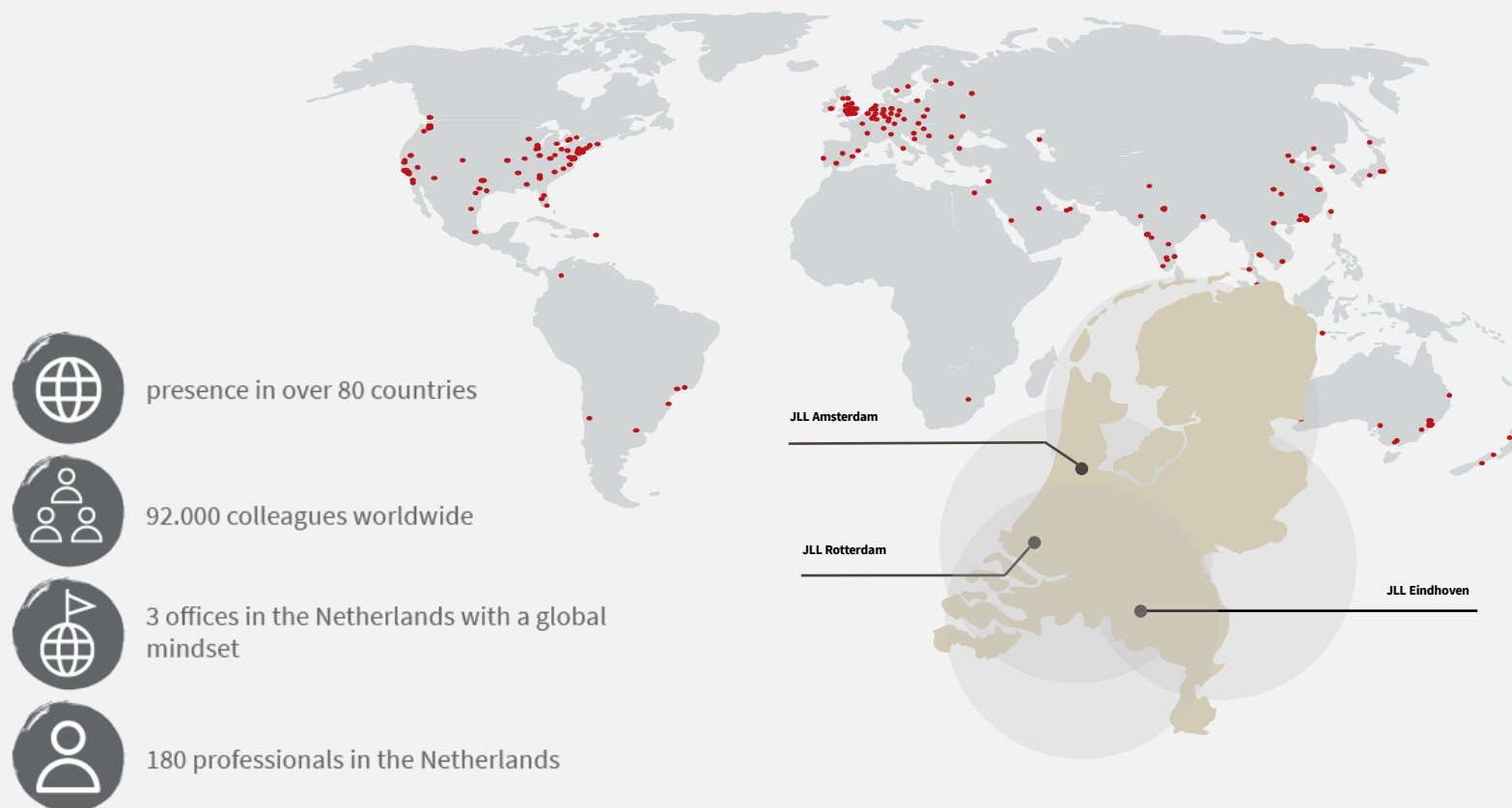
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