

Voltaweg in Hellevoetsluis (Zuid-Holland, The Netherlands)



Business space available as from approx. 9.694 m²
untill approx. 21.871 m²

RENTAL PRICE: ON REQUEST

excluding VAT and service costs

Kenmerken

Rent

On request

Lease term

On request

Level of delivery

See facilities

Extension period

On request

Notice period

12 months

Turnover tax

Yes

Securities

On request

Additional charges

To be determined

Payments

On request

Delivery date

Q1 2024

Destination

Business space

Layout

Voltaweg, Hellevoetsluis - DC1

Warehouse: approx. 21.166 m²

Office: approx. 1.274 m²

Mezzanine: approx. 3.578 m²

Voltaweg, Hellevoetsluis - DC2A

Warehouse: approx. 9.694 m²

Office: approx. 516 m²

Mezzanine: approx. 842 m²

Voltaweg, Hellevoetsluis - DC2B

Warehouse: approx. 12.177 m²

Office: approx. 516 m²

Mezzanine: approx. 1.093 m²

Facilities

Delivery level Warehouse:

Warehouse

- Clear height 10,50 meter;
- Skylights.

Flooring

- Smooth concrete floor with flatness class Zeile 4 in accordance with DIN 18.202;
- Floor load 4,000 kg/m², loading area 2,500 kg/m²;
- Point load under racking system 7,200 kg;
- Concrete loading area.

Docks & overhead doors

- At least 1 dock per 800 m²;
- Hydraulic dock levellers (8 tons), electrically operated;
- Dock shelters with bumpers and wheel guides;
- Electrically operated overhead doors at each loading dock;
- Electrically operated overhead doors at ground level 4,000 mm x 4,500 mm.

Electricity & installations

- Fire hose reels, in accordance with the requirements set by the fire department;
- Fire alarm and evacuation system;
- Connection points for battery chargers;
- 230v and 400v connections;
- ESFR Sprinkler system with central water supply;
- Surface mounted LED lighting averaging 250 lux, 1 meter above floor surface;
- Motion detector per path in warehouse;
- Floor heating in the expedition zone, generated by a heat pump (min. room temperature 5°C);
- Sanitary facilities.

Delivery level office space

- Smooth finished floors;
- VRF climate control system (21°C);
- Mechanical ventilation system;
- System ceiling with integrated LED lighting (500lux);
- Cable trays for data, telephone and internet;
- Toilet facilities on both floors;
- Pantry on both floors, equipped with refrigerator, dishwasher and boiling water tap;
- Solar panels on office roofs.

Delivery level terrain outside

- Pavement by clinker bricks;
- Lockable electric entrance gates;
- Exterior lighting;
- Parking spaces for cars;
- Electric car charging stations.



Description

General

The new-build development is part of the Kickersbloem business park in Hellevoetsluis, the Netherlands. In the coming years the area will be further developed in the form of the third phase called Kickersbloem 3. The phase will mainly consist of large-scale logistics objects.

Rent

Op request.

Rent adjustment

Annually, for the first time one year after the date of commencement of the lease, based on the change of the price index figure according to the consumer price index (CPI) series CPI-Alle Huishoudens (2015=100), published by Statistics Netherlands (CBS).

Extension period

On request.

Turnover tax

VAT will be charged on the rent. If VAT cannot be charged, there will be a surcharge on the above-mentioned rent.

Additional charges

To be determined.

Security deposit

On request.

Payment method

On request.

Delivery date

Q1 2024.

Method of delivery

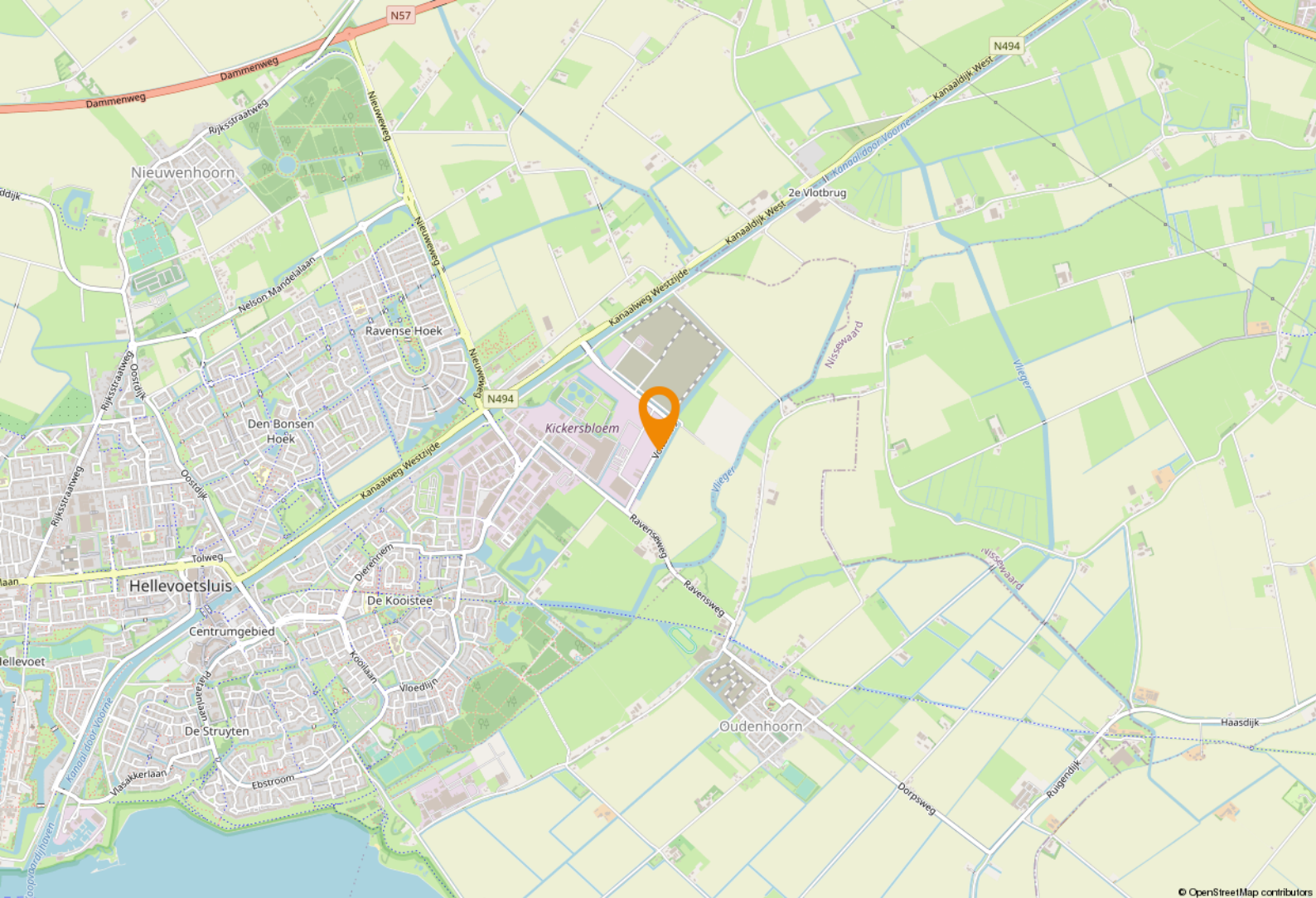
On request.

Continuing description

Lease agreement

The lease will be drawn up on the basis of the standard model of the Real Estate Council (ROZ) with accompanying General Conditions, filed and registered with the Registry of the District Court of The Hague.

It should be emphasized that this non-binding information should not be regarded as an offer or quotation. No rights can be derived from this information.



Location

Accessibility

By car

The new development will be realized nearby the Port of Rotterdam and is accessible via the A15 highway, the N217 and the N57. During 2024, the new Blankenburg tunnel will be available which will directly connects the A15 and A20 highway. The new tunnel will further improve the accessibility of Hellevoetsluis.

In addition, the Municipality announced its intention to widen the N57 to a two-lane road between Hellevoetsluis and Vierpolders in the future. The N57 is one of the main traffic arteries for business complexes in Hellevoetsluis.

Public transportation

The Kickersbloem is easily accessible by public transportation via the bus connection to Spijkenisse. In addition, a new bicycle path will be constructed to Kickersbloem 3 on Ravenssehoek.

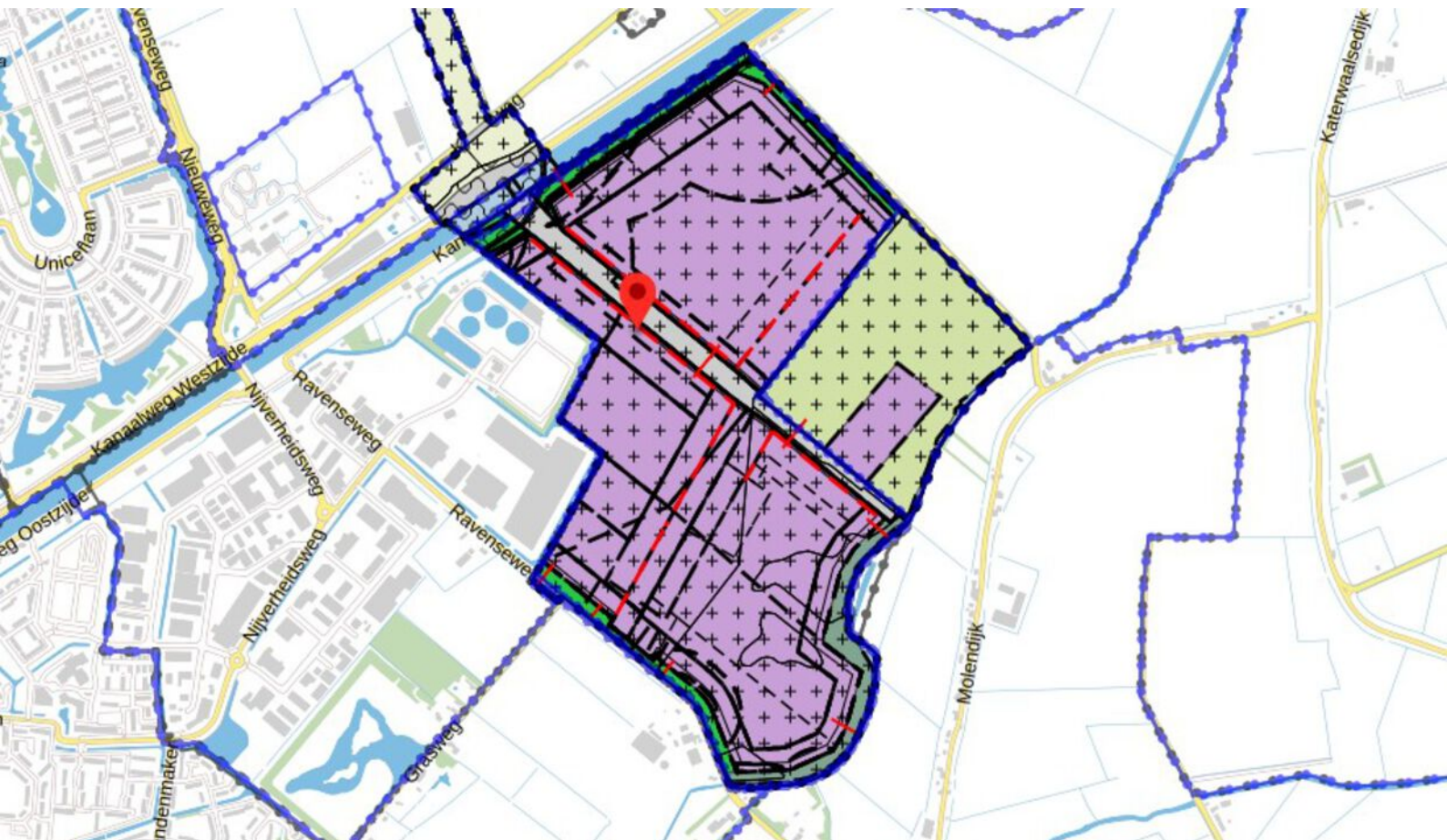
Zoning plan

The property is subject to the regulations of the zoning plan 'Kickersbloem 3' of the Municipality of Hellevoetsluis, adopted on d.d. and zoned 'Business Area'.

The grounds designated for 'Business Area' are zoned for:

- a. businesses with business activities that appear in categories 1 to 2 of the State of Business Activities (Appendix 1) attached to these rules, at the location of the designation "business up to category 2.
- b. businesses with business activities that appear in categories 1 through 3.1 of the State of Business Activities (Appendix 1) attached to these rules, at the location of the indication 'business up to category 3.1';
- c. businesses with business activities that appear in categories 1 through 3.2 of the State of Business Activities (Appendix 1) attached to these rules, at the location of the indication 'business up to category 3.2';
- d. businesses with business activities falling in categories 1 through 4.2 of the State of Business Activities (Appendix 1) attached to these rules at the location of the indication 'business up to category 4.2', with the proviso that businesses in categories 4.1 and 4.2 are allowed up to a maximum of 10 hectares of net area within this indication;
- e. business-related offices of up to 50% of the maximum gross floor area of the premises;
- f. Self-contained offices up to a maximum of 1,000 m² and a maximum of 2 within the "Business Park" zoning;

Source: www.ruimtelijkeplannen.nl



Zoning plan (continued)

- g. retail sales of automobiles, boats, caravans, motorcycles, scooters, swimming pools, outdoor play equipment, fitness equipment, pianos, surfboards, tents, bulky building materials, agricultural equipment and fire and explosion hazards, other than BRZO companies;
- h. At the location of the indication 'specific form of traffic - urban development carrier' it is obligatory to realize an access road with a minimum width of 6.5 m, as well as green areas and watercourses;
- i. A dredged material depot is permitted at the site of the 'dredged material depot' designation;
- j. parking facilities, including up to 1 large-scale truck parking space, provided that it is not directly adjacent to lands zoned Green - Water,
- k. internal access roads;
- l. connections for public transport;
- m. facilities associated with this zoning such as greenery, water, paving, slow traffic routes, embankments, works of art, house sparrow houses and infiltration facilities.



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Waarom Ooms Makelaars?

- ✓ Snel, proactief en ondernemend
- ✓ Sterk team met altijd één helder aanspreekpunt
- ✓ Thuis in de markt, de regio en bij instanties
- ✓ Uw uitdaging is onze uitdaging
- ✓ NVM Business Makelaar
- ✓ Vastgoedcert gecertificeerd



Maaskade 113, 3071 NJ Rotterdam

Informatie aanvragen of bezichtiging plannen? Bel: 010 - 424 8 888

50 Vestigingen

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