

FOR RENT



Address

Vlotbrugweg 8 (1332 AH) in Almere.

General

A solitary commercial building built in 1990 in a high-profile location! Consisting of a warehouse of 3,003 m², an office of 310 m², a mezzanine of 443 m² and 15 parking spaces. The property has 2 loading docks equipped with a loading pit and 1 overhead door at ground level. There is also an outdoor area. Clear height from approx. 9 m with a floor load of 1,500 kg/m². Extremely suitable for storage and distribution. Both the warehouse and office are solid and practically finished.

The property is located on the popular De Vaart industrial estate in Almere. This modern space is ideal for companies looking for an easily accessible location with excellent facilities.

Rent

€ 250,000.- per annum, plus VAT.

Floor area

Available for lease is a total of 3,756 m² l.f.a. distributed as follows:

- hall 3,003 m²;
- office (ground floor) 310 m²;
- mezzanine 443 m².

Use

Logistics, storage, office and parking.

Delivery level

General

- sandwich panels with brickwork;
- 2 industrial halls;
- office;
- outdoor area;
- visibility location;
- built 1990;
- bicycle parking;
- fibre optics (being constructed);
- fire alarm system;
- fire hose reel(s);
- fire extinguisher(s);
- smoke detectors;
- partial air conditioning;
- double glazing;
- energy label B.

Business space in general

- approx. 3,003 m²;
- 2 industrial halls;
- 3 x electric overhead door;
- 2 x dockleverer;
- power current;
- electrical installation 51 kWh ;
- concrete floor;
- fixed light fittings with LED lighting;
- floor load 1,500 kg/m².

Warehouse 1

- approx. L 44 m x W 21 m;
- side section approx. L 44 m x W 9.4 m;
- clear height approx. 9.0 to 10.0 m;
- clear span approx. 21 m;
- 1 x electric overhead door (H 4.5 m x W 4.99 m);
- 2 x electric overhead door (H 3 m x W 3 m);
- 2 x dock deliverers;
- mezzanine (approx. L 15 x W 30);
- gas heaters;
- office.

Warehouse 2

- approx. L 34 M x W 29;

- clear height approx. 9.0 to 10.5 metres
- clear span 29 m;
- skylight;
- electric (intermediate) overhead door.

Ground floor office

- 310 m² ff;
- shared entrance on the ground floor;
- several office rooms;
- reception desk
- kitchen and lunch area equipped with dishwasher, fridge, close-in boiler and extractor;
- ceiling with recessed luminaires;
- vitrine;
- awning;
- air conditioning;
- work cupboard with boiler;
- ladies and men's toilet group;
- floor load 250 kg/m².

Parking

15 on-site parking spaces.

Accessibility

De Vaart industrial estate in Almere is strategically located and offers excellent accessibility. Directly connected to the A6 and A27 motorways, Amsterdam, Utrecht and 't Gooi region can be reached quickly and easily. The site is easily accessible for freight traffic and has ample parking facilities.

Public transport

There is a bus stop (line 22) about 500 meters from the property.

Zoning plan

De Vaart 1,2,3 zoning plan (2019) in preparation. Businesses up to category 1 to 4.2.

Lease commencement date

By arrangement.

Lease term

5 years + 5-year renewal on each occasion.

Notice period

12 months.

Service costs in advance

€ 25.00 per m²/year, plus VAT for maintenance and consumption of water, gas and electricity for the leased property.

Rent adjustment

The rent shall be adjusted annually, for the first time 12 months after the commencement date, based on the price index figure according to the consumer price index (CPI) series CPI All Households (2015=100) published by Statistics Netherlands (CBS).

Rent payment

Quarterly in advance (an amount equal to 3 months' rent plus VAT).

Lease

Based on the model office space and other business premises within the meaning of Section 7:230a of the Dutch Civil Code, as adopted by the Council of Real Estate Affairs (ROZ) in February 2015, supplemented by special provisions of the lessor.

Security

A bank guarantee or deposit equal to 3 months' rent plus VAT. The bank guarantee must be issued by a reputable Dutch bank in accordance with the attached model. No interest will be paid on any deposit.

End of rental agreement

Upon termination of the lease, the lessee shall return the leased property completely empty and vacated, swept clean, without defects and without additional building and installations fixtures and fittings, in the same condition except for normal wear and tear in which the leased property is currently accepted. All this in its original state as recorded in a report of completion.

Adjustments/renovations to leased property

If the tenant is going to remodel/adapt the rented property, he must, before the landlord grants permission, submit proper drawings and structural calculations of the intended work, showing in particular the consequences thereof for the shell.

Insurance

Any further requirements by government, municipal or insurance authorities with a view to fire protection regulations, noise protection regulations, etc. shall be borne by the tenant. Regulations required by the insurance company with regard to the leased property shall be carried out and paid by the tenant.

Hemp nurseries/drug laboratories etc.

It is prohibited to set up or maintain a hemp farm/drug laboratory etc. This under penalty of immediate reporting to the police by the lessor and termination of the rental agreement. All costs resulting from this will be borne entirely by the lessee.

Landlord's reservation

This letting is made under the express condition of:

- approval of the management landlord.

The Measuring Instruction is based on NEN2580. The Measuring Instruction is intended to apply a more uniform way of measuring to give an indication of the (gross/lettable/usable) floor area. The Measuring Instruction does not completely rule out differences in measurement results, due to, for example, differences in interpretation, rounding off or limitations in carrying out the measurement.

Reservation Yield Real Estate

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Privacy & Wwft

Tenant -in connection with this rental- expressly declares in advance:

- consent to the processing of its data according to the Yield Real Estate Privacy Statement, as well as;
- provide its full and unconditional cooperation in all possible necessary investigations based on applicable laws and regulations, including at least the Wwft.