

HEILAAAR-NOORDWEG 14
BREDA



A STATE-OF-THE-ART
BUSINESS SPACE OF
APPROXIMATELY 4,454 SQ M LFA





APPROX. 3,690 SQ M WAREHOUSE
161 SQ M OFFICE/STAYING SPACE (GF) +
240 SQ M OFFICE SPACE (1ST FLOOR)
APPROX. 363 SQ M MEZZANINE

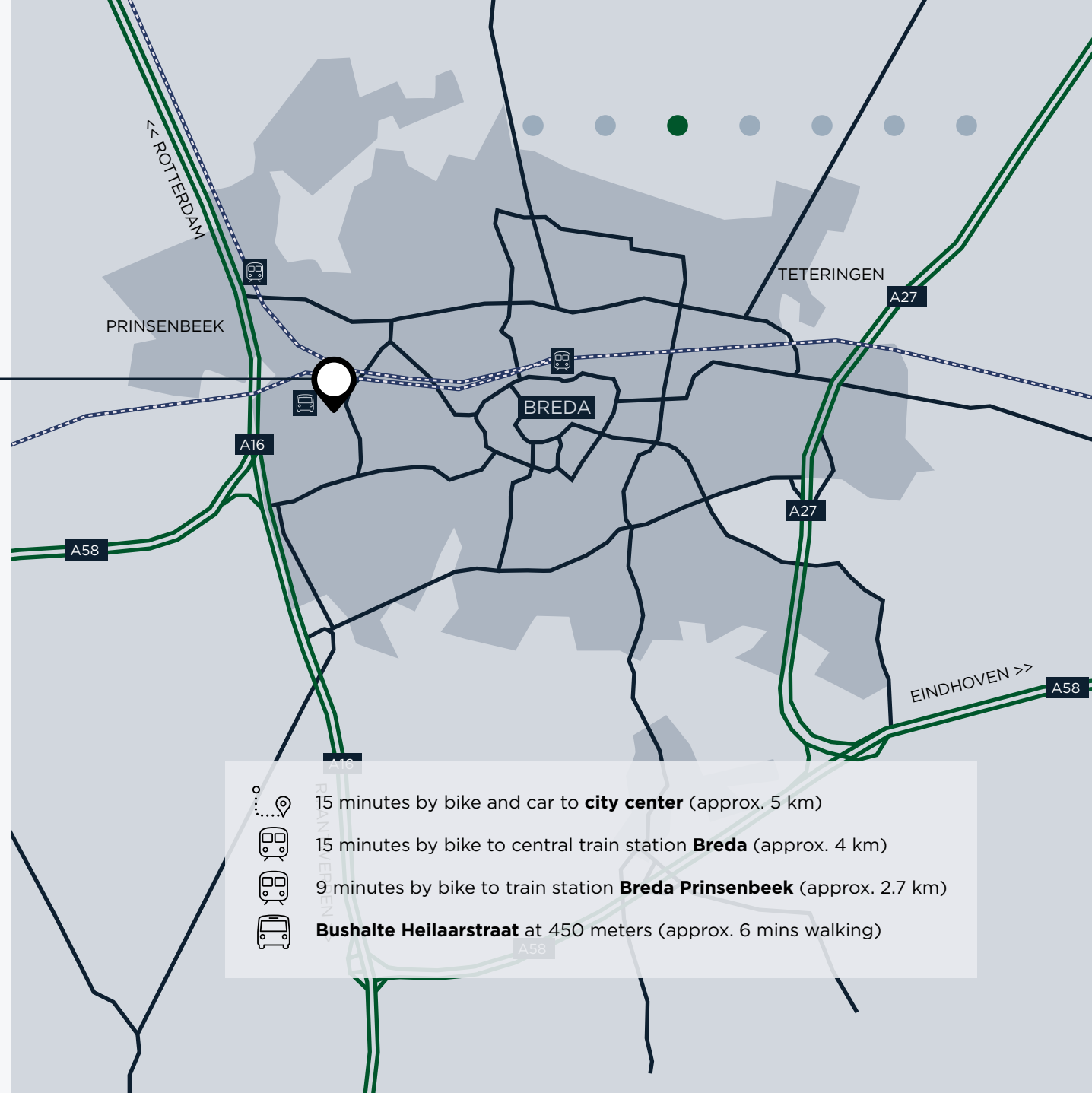




In Q3 2023, a new build state-of-the-art business space of approximately 4,454 sq m LFA will become available on the modern 'Heilaar' business park.

The BREEAM certificated warehouse comprises 3,690 sq m and 603 sq m mezzanine. The mezzanine is divided into 363 sq m industrial space and 240 sq m office space. In this way the space is optimally used. The office/staying space at the ground floor comprises approx. 161 sq m including a reception room. The building will have a loading dock ratio of 1:527 sq m and this makes the property very suitable for city hub logistics. The property can also still be adapted as desired for example for cold storage.

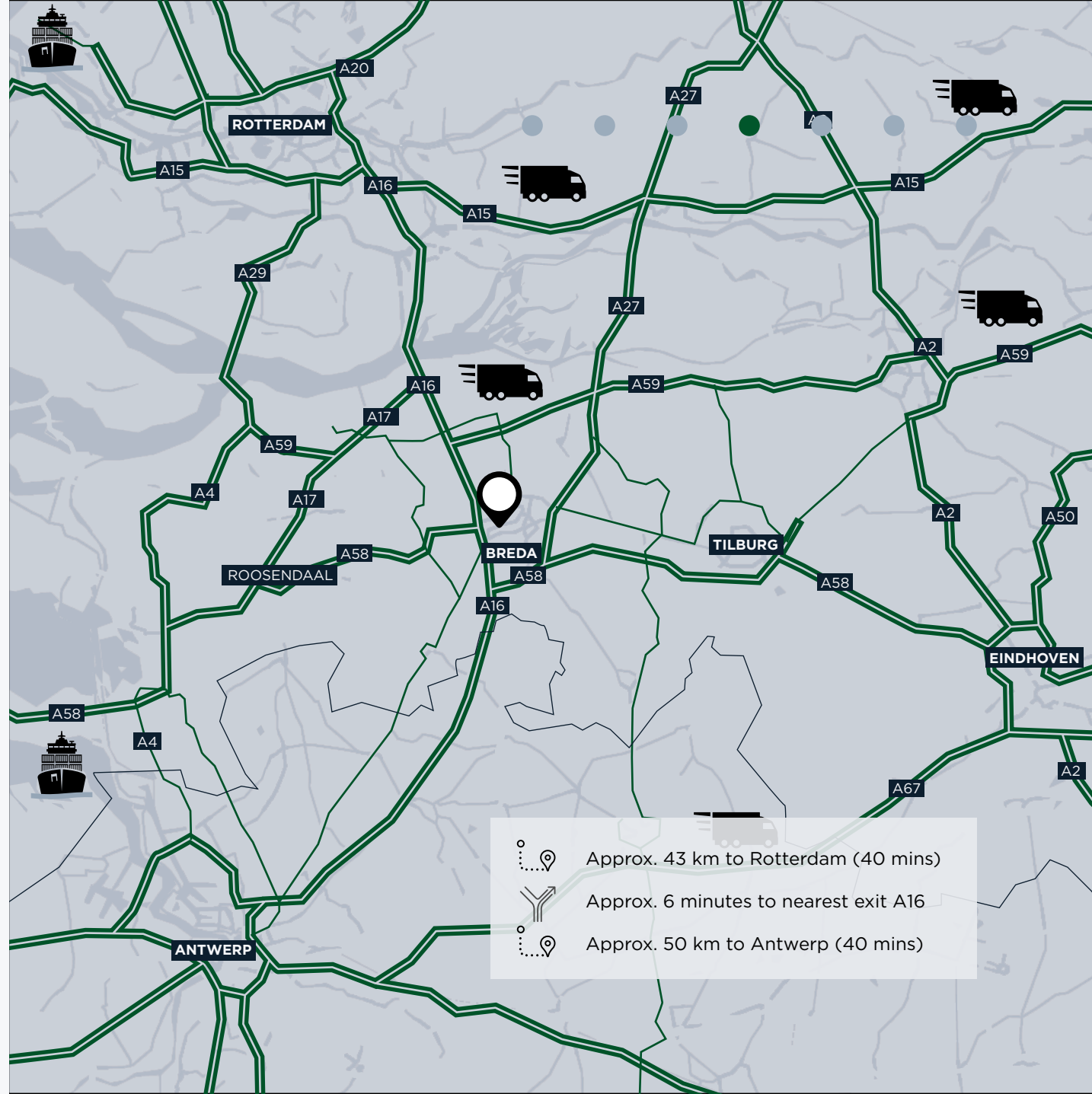
The small-scale business park offers optimal accessibility from the A16 Rotterdam-Antwerp motorway and is located on the west side of Breda. It is also easily accessible from the centre of Breda and surrounding districts by car, bike and public transport.



- 15 minutes by bike and car to **city center** (approx. 5 km)
- 15 minutes by bike to central train station **Breda** (approx. 4 km)
- 9 minutes by bike to train station **Breda Prinsenbeek** (approx. 2.7 km)
- Bushalte Heilaarstraat** at 450 meters (approx. 6 mins walking)



Breda is part of the logistics hotspot West-Bra-bant and is multi-modal accessible. The region is strategically located between the port of Rot-terdam and Antwerp and on transport axes to Belgium and Germany.





LOCATION

The property has optimal accessibility from the A16 Rotterdam-Antwerp motorway and is situated on the new west tangent. The site is also easily accessible from Breda North and the centre of Breda.

ACCESSIBILITY

By car

The property is easily accessible. The access and exit roads of the A16 (Antwerp-Breda-Rotterdam) are quickly reached via Westerparklaan and Baanzicht/IABC.

By public transport

A bus stop is located within walking distance.

FLOOR AREA

The total lettable floor area of the plot is approximately 4,454 sq m.

	Floor area (in sq m LFA)
Warehouse	Approx. 3,690
Mezzanine	Approx. 363
Office space	Approx. 161 (GF) + 240 (1 st floor)

PARKING

50 on-site parking spaces.

FACILITIES

Warehouse

- clear height approx. 10.5 m
- floor load approx. 50 kn/sq m
- 7 loading docks
- 6 electric charging points for cars
- central gas heating up to 15 C
- lighting up to 150 Lux, HQL high-pressure lamps
- concrete floor: flatness in accordance with DIN 8202
- at this stage it is still possible to adapt tenant specific wishes

Office space

- LED lighting
- kitchen: system connections are available
- sanitary facilities
- fire alarm system and fire extinguishers

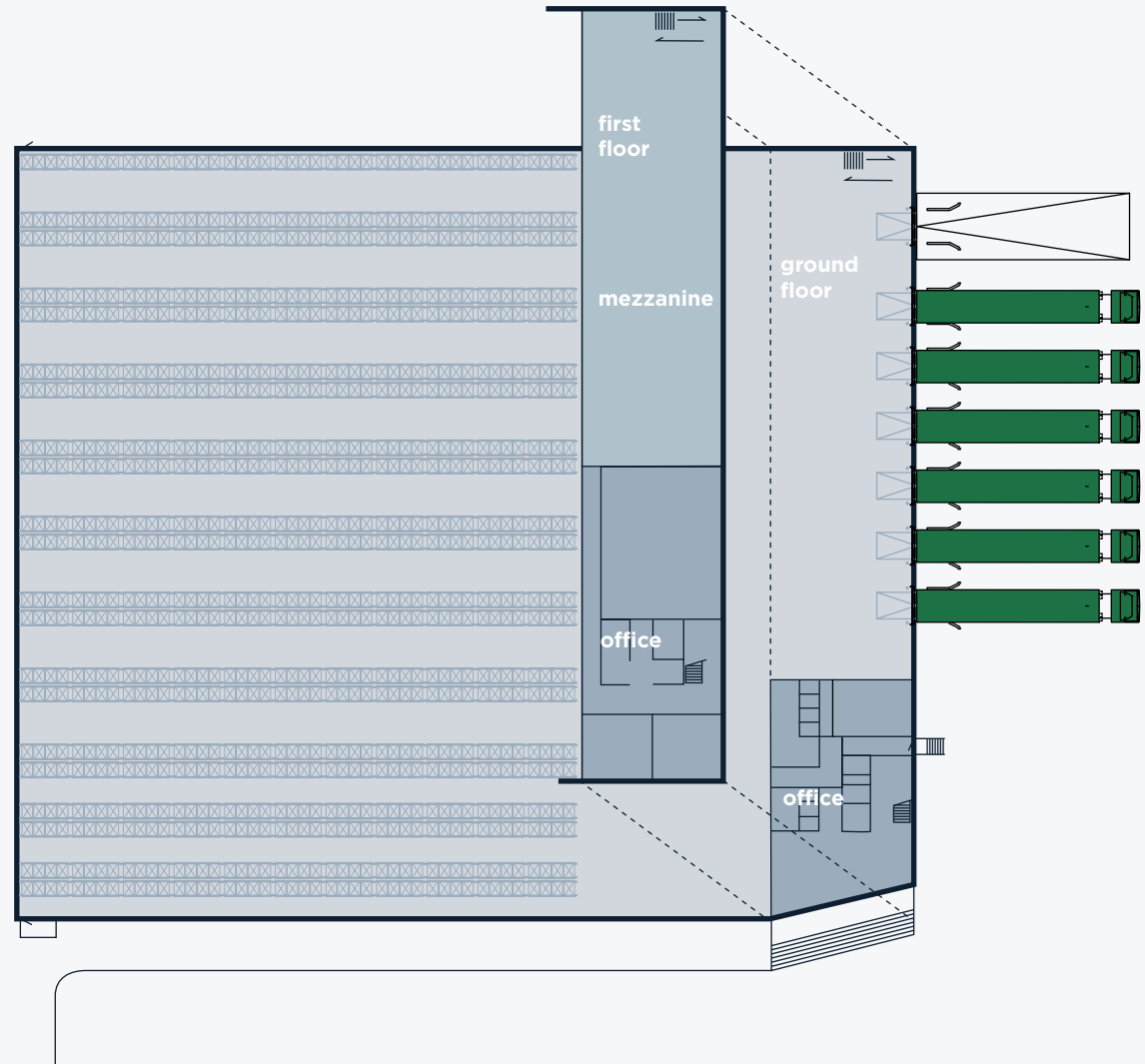
Site

- entrance gates with electrically operated entrance door
- paved site





Rent adjustment	Annual, on the basis of the change to the monthly price index figure according to the consumer price index (CPI), series CPI 'all households' (2015 = 100), most recently published by the Central Bureau of Statistics (CBS)
Lease term	10 years
Extension period	Contiguous periods of 5 years
Notice period	12 months
Payments	Rent and VAT per quarter in advance
Security	Bank guarantee to the sum of 3 months' rent, plus service charges and VAT
Other conditions	Lease on the basis of the standard model of the ROZ, Council for Real Estate Matters, model February 2015
Acceptation	Delivery date approx. Q3 2023
Reservation	Final approval from owner





Further information

Maud van Vlerken
Vestdijk 61B
5611 CA Eindhoven
T +31 (0) 40 212 5125
E maud.vanvlerken@cushwake.com

www.cushmanwakefield.nl

Rina Hooft
Vestdijk 61B
5611 CA Eindhoven
T +31 (0) 40 212 5125
E rina.hooft@cushwake.com

