

BRANSKAMP 7, IITERVOORT

FOR SALE



CUSHMAN &
WAKEFIELD



INTRODUCTION

This large scale industrial property of approx. 26,925 sq. m. is located on business park 'Ittervoort' in Ittervoort (Limburg) right next to the motorway A2 (Amsterdam – Maastricht). The building has previously been used as a production site for Eldra, which has become available due to a relocation.

KEY SPECIFICATIONS

- Office space approx. 2,088 sq. m.
- Warehouse approx. 23,964 sq. m.
- Mezzanine approx. 461 sq. m.
- Canopy approx. 412 sq. m.
- 5 loading docks
- 4 overhead doors
- Total plot size of 53,105 sq. m.
- Freehold land.

LOCATION

- Great accessibility due to its close vicinity to motorway A2, one of the main logistics corridors in the Netherlands.
- Strategically located between Eindhoven and Maastricht.





 **eldra**
CABLE AND CONNECTIVITY SOLUTIONS









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01. LOCATION

The city of Ittervoort

Ittervoort is located in the south of the Netherlands between Eindhoven and Maastricht. Ittervoort is strategically situated on the border of the Provinces Noord-Brabant and Limburg and has excellent connections to Germany and Belgium.

Road

The property is located on business park 'Ittervoort' with direct access to the highway A2/E25 (Eindhoven – Maastricht). This highway is an important connection to several of the Netherlands' main highways, such as the A15, A16, A27, A50 and A58. From here the following Dutch cities are accessible:

Amsterdam:	Approx. 170 km
Eindhoven:	Approx. 45 km
Rotterdam:	Approx. 155 km
Tilburg:	Approx. 80 km
Maastricht:	Approx. 45 km
Venlo:	Approx. 40 km

Water

Close to the property (approx. 15 km), Barge Terminal Born can be found. The terminal has daily multi modal connections by Barge, Truck and Rail, to main ports Rotterdam and Antwerp.





02. PROPERTY

TECHNICAL DESCRIPTION

Plot size	53,105 sq. m.
Total floor area	Approx. 26,925 sq. m. *
Warehouse	Approx. 23,964 sq. m. *
Mezzanine	Approx. 461 sq. m. *
Canopy	Approx. 412 sq. m. *
Office space	Approx. 2,088 sq. m. *
Floor load capacity warehouse	Unknown
Point load capacity warehouse	Unknown
Loading docks	5
Overhead doors	4
Parking	Sufficient on site
Year of construction	1986 (according to BAG)
Clear height warehouse	Approx. 6 meters
Sprinkler system	No
Heating	Yes, by means of dependent gas heaters
Energy label	A

* These metrics are indicative and not in accordance with NEN 2580.

FLOOR PLAN



03. TENURE & ZONING

TENURE

Address:	Branskamp 7, IJtervoort
Title:	Freehold
Municipality:	Leudal
Section:	A
Number:	1234
Plot size:	53,105 sq. m.

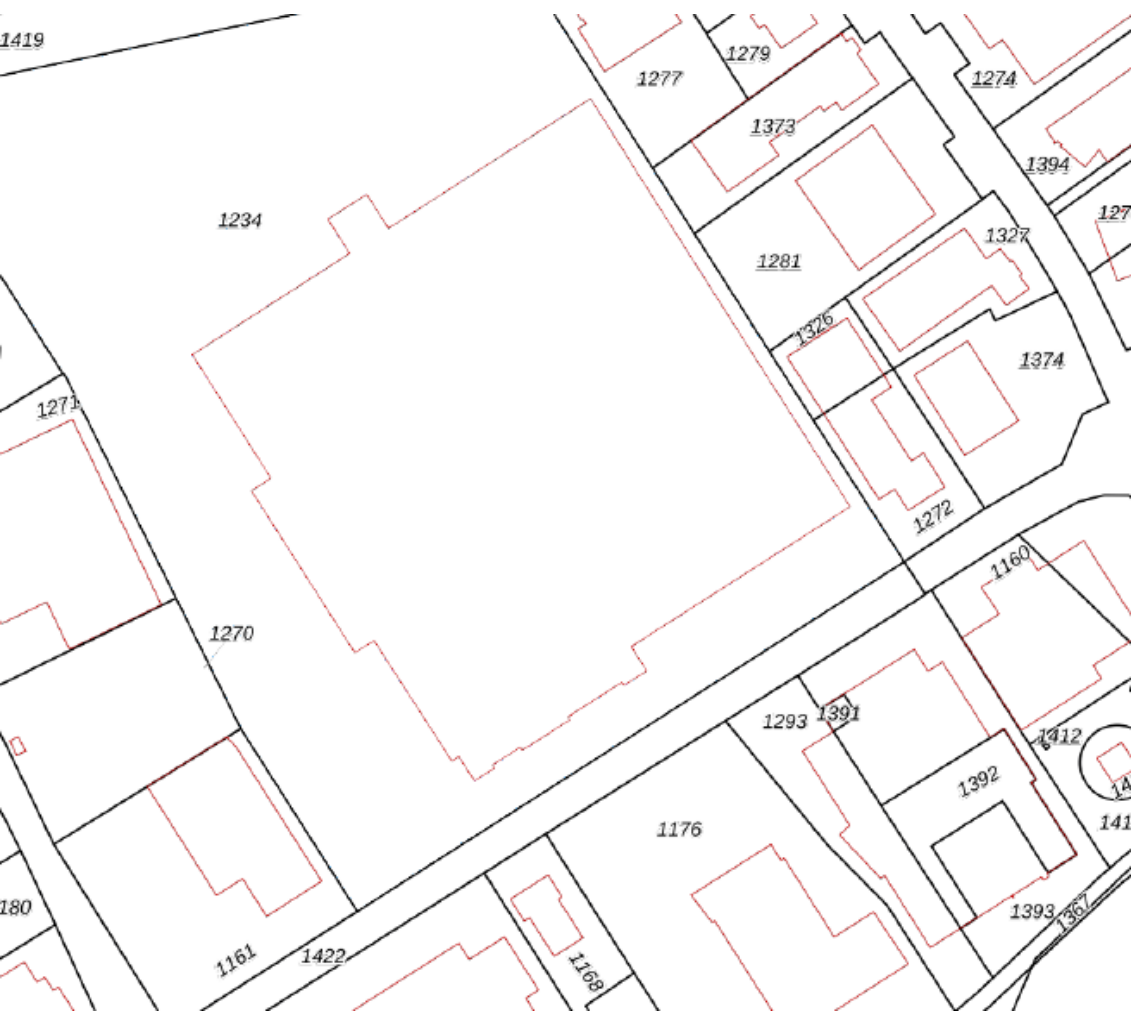
ZONING

Zoning plan:	'IJtervoort'
Date:	8 September 2015
Designated use:	Industrial
Additional use:	Industrial activity from category 2 until category 4.2
Max. plot ratio:	80%
Max. height:	8 meters

OWNERS CHARGES (2020)

Property tax (OZB)	EUR 11,043.03
Water authority tax	EUR 2,147.03
Sewerage tax	EUR 282.51





04. SALES INFORMATION

Asking price	EUR 12,900,000.00 purchasing costs payable by the purchaser.
Availability	Q2 2021
Transaction	The Property will be sold in the current state on a strict "as is where is" basis.
Costs	Prospective buyers must bear their own costs in respect of their process, including their costs for property due diligence as well as legal and tax advice.
CDD	A further Client Due Diligence procedure regarding a potential purchaser will be part of the procedure.
Provisio	Subject to final approval by the board of directors of seller.
Communications	Prospective buyers are not permitted to contact the Vendor, nor any of its respective directors, officers, advisors, employees or agents directly at this stage. Please contact Cushman & Wakefield for further information and/or to arrange an inspection of the Property.





06. CONTACT DETAILS



MARTIJN VEEN

Senior Consultant Industrial & Logistics

Martijn.veen@cushwake.com

T. +31 (0) 40 212 5125

M. +31 (0) 6 3016 5298



TOM BONANTS

Consultant Industrial & Logistics

tom.bonants@cushwake.com

T. +31 (0) 40 212 5125

M. +31 (0) 6 2171 2156



Vestdijk 61B
5611 CA Eindhoven
The Netherlands





07. DISCLAIMER

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