

Logistics leasing opportunity



Afrikastraat 10, Ittervoort



Business park Ittervoort

Location description

- The location is situated between the German border (East) and the Belgium border (West).
- Limburg is one of the most mature and prominent logistics areas of The Netherlands/Europe, providing a high density of modalities (transport via road, water, rail and air).
- Great catchment area, reaching 1.9 million inhabitants/customers within 60 minutes driving range (only The Netherlands).
- Ittervoort is situated in the mid-Limburg area (Roermond, Echt, Born, Weert).
- Directly located along the A2 motorway, near the junction of motorways A2 and A73 (exit no. 41).



A2 Amsterdam - Maastricht
A67 Venlo - Antwerpen
A73 Echt - Nijmegen



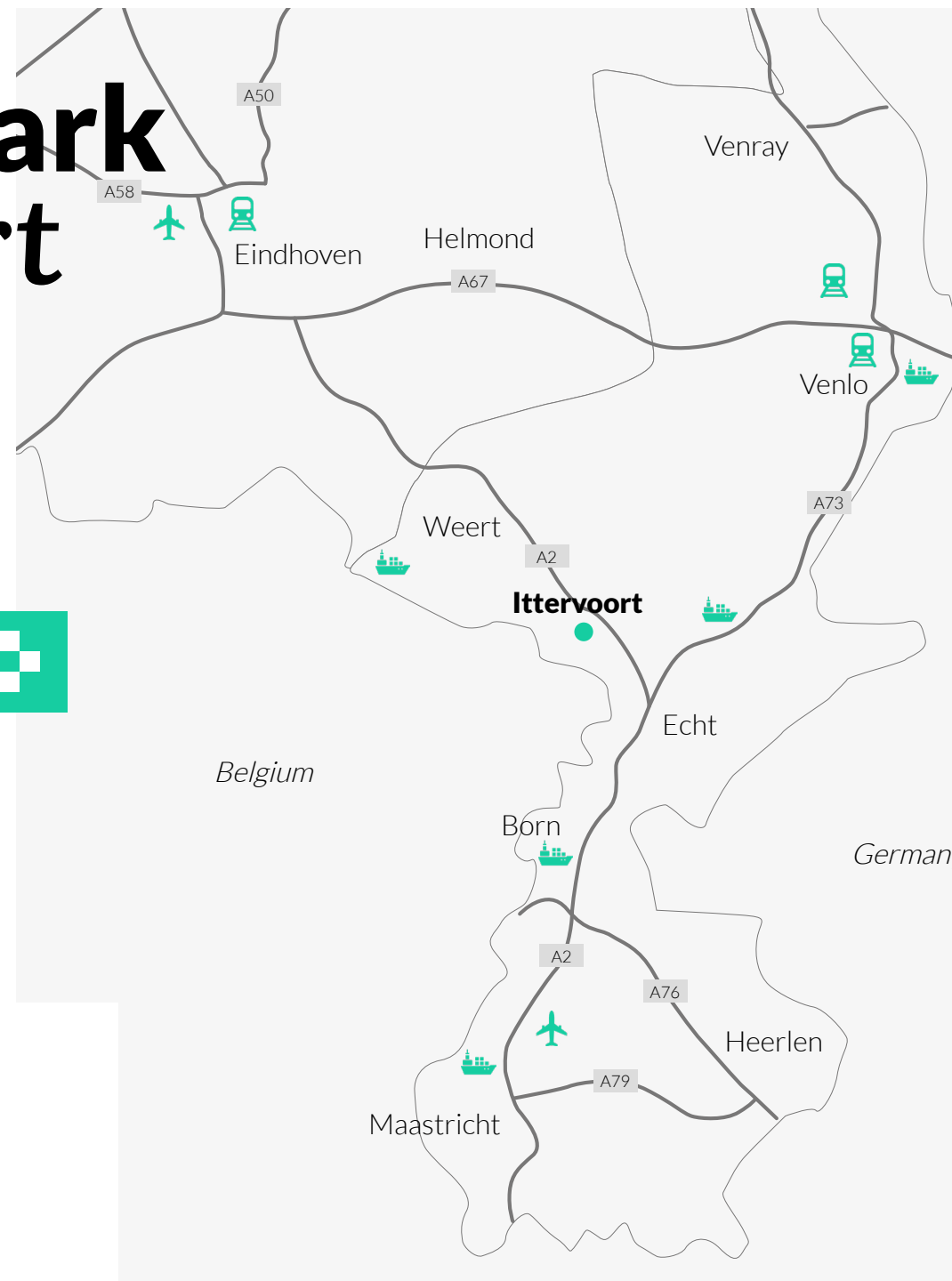
Maastricht - 45 km
Dusseldorf - 75 km
Schiphol 175 km



Rail terminal Venlo - 43 km
Rail terminal Eindhoven - 53 km



Barge Terminal Roermond - 14 km
Barge Terminal Born - 23 km
Barge Terminal Weert - 25 km
Barge Terminal Venlo - 44 km



What's in it



Building specifications

Warehouse

- Steel structure
- Column spacing of approx. 15.4 meters
- Warehouse depth approx. 80 meters
- Clear height warehouse 8.4 meters
- Clear height expedition 6 meters
- 42 loading docks
- 3 electrical overhead doors at ground level
- Certified ESFR sprinkler
- Gas fired heaters
- Year of construction: 1997 / 2004 / 2007

Office

- Aluminium window frames with insulating glazing HR++
- Local heating radiators
- Fire alarm system
- Elevator

Site

- Plot size 36,706 m²
- Approx. 122 parking spaces for cars
- Paved outside area

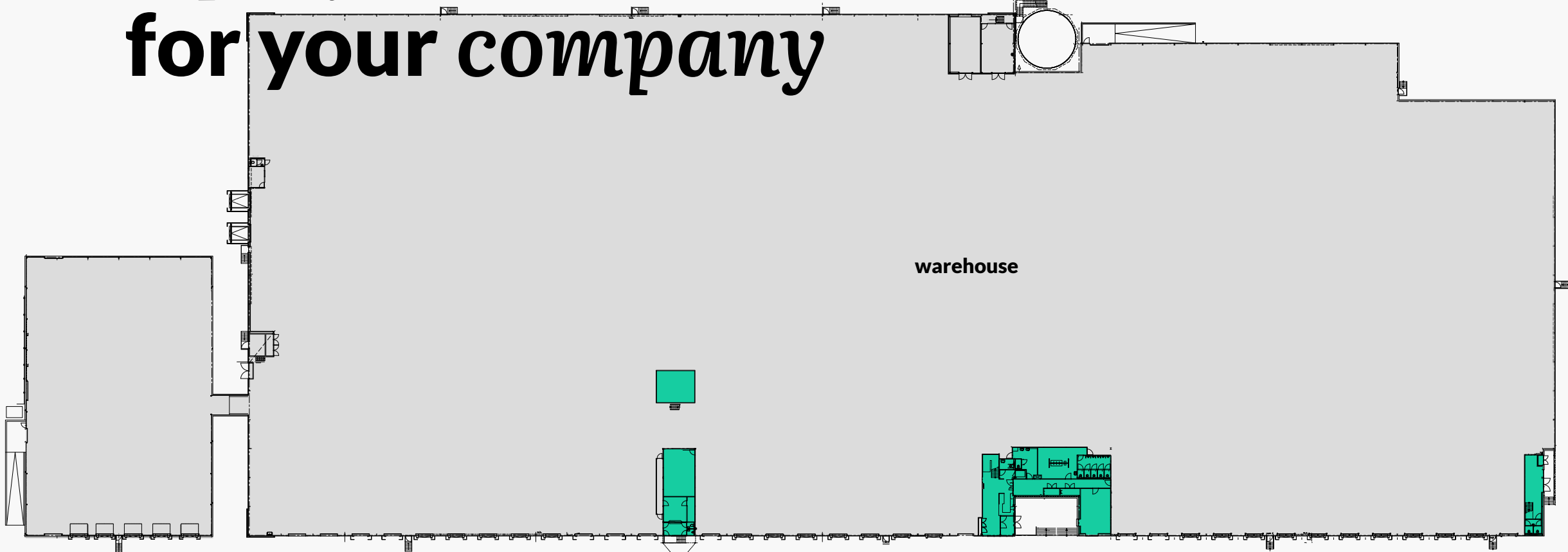
	m ² GFA
Warehouse	18,141
Office	2,700
Total	20,841

Measurements in GFA according NEN 2580


call to action 

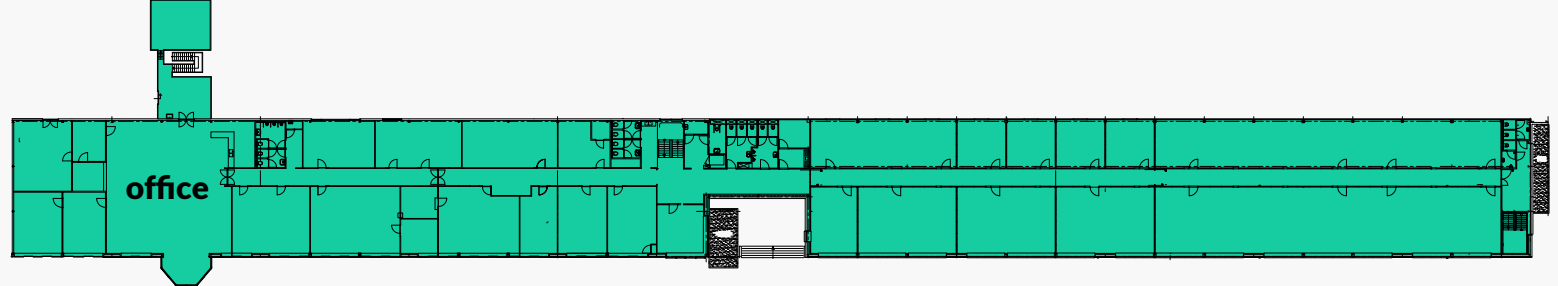


The *perfect fit* for *your company*

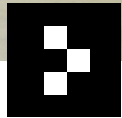


ground floor

call to action 



first floor



The *main* lease principles

Lease conditions

Lease price
VAT

Available upon request

VAT will be due over the rent. Lessee declares that at least 90% VAT-taxable activities will take place in the lease space

Service charges
Term of the lease
Notice period
Commencement date
Security

To be determined

To be agreed upon

12 months in advance

Q4 2024 - To be discussed

Bank guarantee of 3 months' rent, including service charges and VAT, depending on financials of tenant

Adjustment of rent
Payments
Type of lease

Annually in accordance with CPI

Quarterly in advance

ROZ 2015

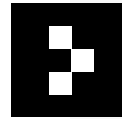




Take a look
inside



Let's *have* a chat



call to action



Contact

TLF real estate
Emmasingel 7
5611 AZ Eindhoven

Hans van den Reek

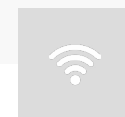
+31 (0)6-53 11 46 22
h.vdreek@tlfrealestate.com

Ivo Schepers

+31 (0)6-53 45 03 77
i.schepers@tlfrealestate.com

Stefan van der Korput

+31 (0)6-19 87 46 08
s.vdkorput@tlfrealestate.com



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