

# FOR RENT- COLDSTORE WAREHOUSE

HAVENLAAN 25, KATWIJK AAN DE MAAS (CUIJK)





# PROPERTY DESCRIPTION

On the Havenlaan 25 in Cuijk, located in North Brabant close to the German border this cold store warehouse will be available for rent in the short term.

Due to the availability of at least 8 loading docks and 1 overhead door at ground level this warehouse is also ideal for cross dock operations.

The building consists of

- 4.362 m<sup>2</sup> warehouse cooled between 2°C and 14°C
- 180 m<sup>2</sup> office space on ground floor
- 180 m<sup>2</sup> canteen and restrooms on first floor
- 50 parking places

Recently the building has been fully refurbished, new offices and a new canteen has been built in. Also, the warehouse is been equipped with new LED lighting and partially new cool units.

The building is located on short distance (850 meters) of the Inland Terminal Cuijk, which makes this building very interesting for transportation of products by short sea shipping.





## PROPERTY DESCRIPTION

The property is currently in use for cold store activities and will be come available mid-June.

The cold store parts of het warehouse are divided as follows:

### **Unit 1**

194 m<sup>2</sup> warehouse space  
can be cooled to 2°C

### **Unit 2**

197 m<sup>2</sup> warehouse space  
can be cooled to 2°C

### **Unit 3**

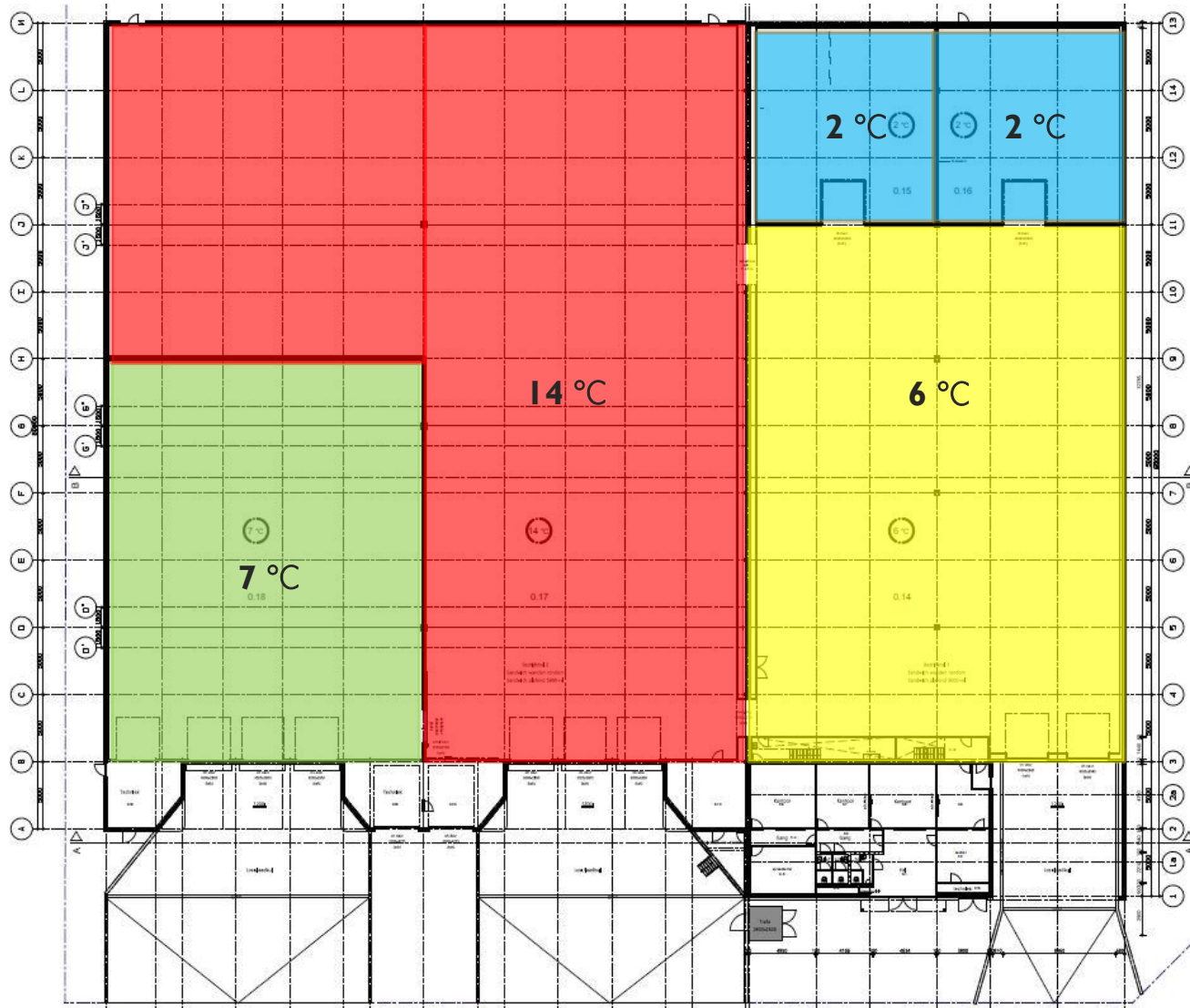
1,076 m<sup>2</sup> warehouse space  
can be cooled to 6°C

### **Unit 4**

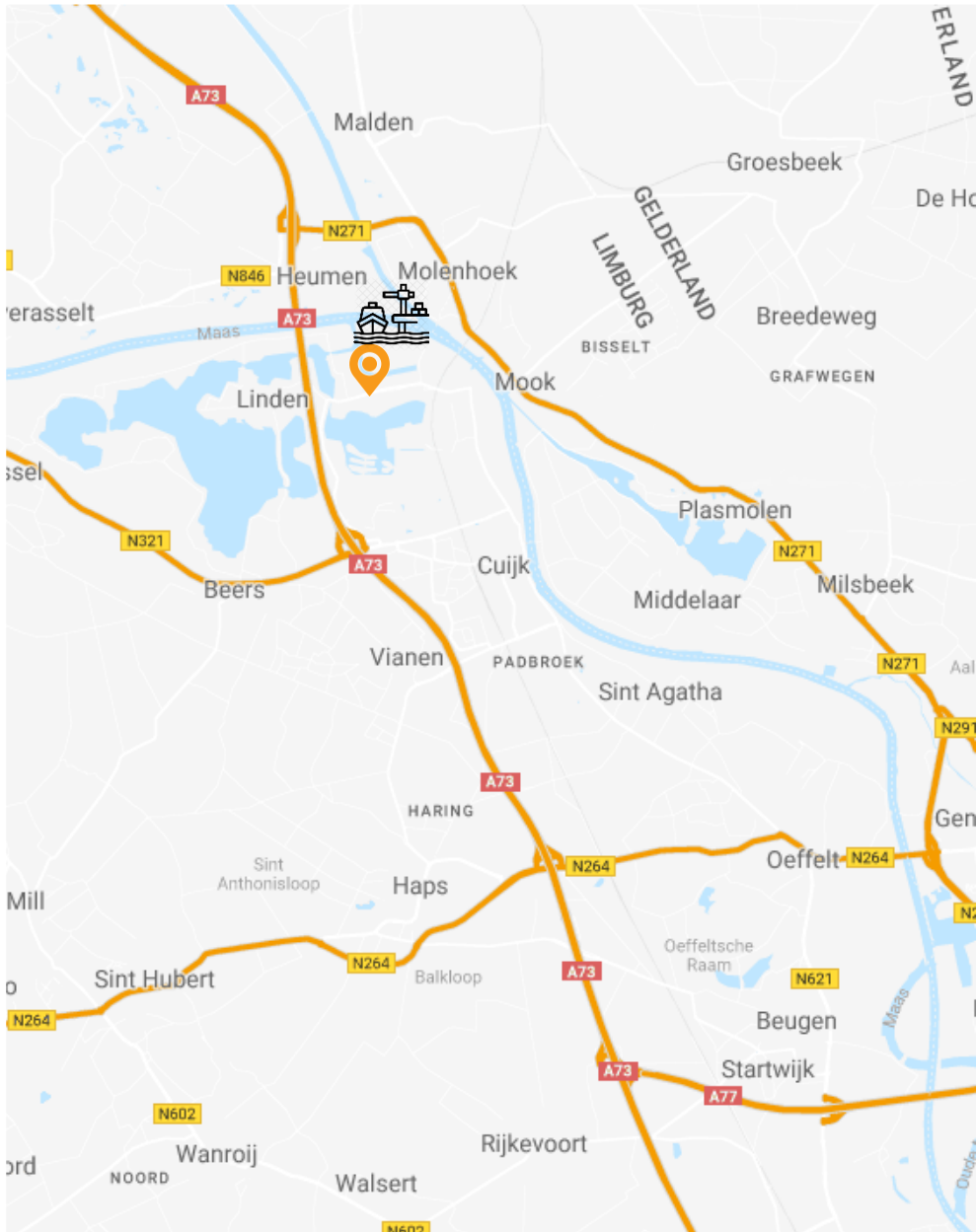
1,849 m<sup>2</sup> warehouse space  
can be cooled to 14°C

### **Unit 5**

704 m<sup>2</sup> warehouse space  
can be cooled to 7°C







## LOCATION

Katwijk aan de Maas, is a Dutch village in the municipality of Land van Cuijk, in the northeast of the Dutch province of North Brabant, on the south bank of the Maas.

The Havenlaan 25 is well located, the building can be reached within only a 6 minutes drive from highway A73 exit 4. In the northern direction Nijmegen can be reached within 15 minutes or drive 15 minutes south via A77 and reach the border of Germany.

The Havenlaan is located on the industrial area 'Haven Cuijk'. This port location makes use of an inland terminal, so also transportation over water from Rotterdam up to Germany is excellent. This inland terminal is located 850 meters from Havenlaan 25.

# FACILITIES

## Office space

- entrance with reception area
- cable ducts for data, telephone and electricity
- suspended ceiling with LED lighting
- fully finished toilet and pantry on each floor
- heating
- locker room
- canteen

## Warehouse space

- maximum storage height 5,90 meters
- maximum floor load 4,000 kg/m<sup>2</sup>
- 8 electric operated loading docks
- 1 electric operated overhead door (3.2 x 4.28 m)
- LED lighting
- cooled between 2 and 14 degrees Celsius







# LEASE CONDITIONS

## Rent

- EUR 355,000.- per year

## Service charges

- EUR 10,- per sqm advance payment to be settled based on actual costs.

Rental prices and service charges will be increased with VAT

## Payment

- quarterly in advance

## Lease term

- to be discussed

## Notice period

- 12 months

## Guarantee

- bank guarantee equivalent to 3 months rent plus service charges and VAT

## Indexation

- annually based on the Consumer Price Index (CPI), all households series (2015=100), published by the Central Bureau for Statistics (CBS)

## Lease Agreement

- standard lease agreement office- / and warehouse-spaces according to the model ROZ 2015

## VAT

- tenant declares that its activities permanently exists for at least 90% of VAT – charged performances

## Delivery

- At short notice





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Havenlaan 25

Inland Terminal Cuijk





Inland Terminal Cuijk





**Amsterdam office (the Base)**  
Evert van de Beekstraat 104  
Amsterdam Schiphol-Airport



**Rotterdam office (RDM)**  
Heijplaatstraat 23, Rotterdam



**Tilburg office**  
Ringbaan West 242, Tilburg

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In 2019, INDUSTRIAL Real Estate Partners joined the IRELS network to offer tailor-made logistics solutions for our clients, across Europe, in cooperation with local partners in the respective countries.

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