

OVERIJSSSEL



€ 8.000.000,-

Boskampstraat 26 Tubbergen

Large-scale industrial property of approximately 31.029 sq. m. located on businesspark 'De Boskamp' in Tubbergen (Overijssel).

weusthuismakelaar.nl

weusthuis
MAKELAARDIJ

INTERESTED?

Weusthuis Makelaardij is an established company and a highly valued name in Twente for over 25 years, with branches in Tubbergen, Denekamp, Oldenzaal, Losser and Almelo. From every branch you can expect an enthusiastic, passionate and qualified team that's up-to-date on the local market. They will guarantee easy communication, an informal, involved collaboration and decisiveness.

To offer you the best service possible, we would like to get to know you and your wishes. We are customer-oriented and committed. We will make sure everything that needs to be taken care of will be done when you need it. We are here to help you.

We represent honest and reliable advice to all our customers.

*Jouw
makelaar*



Luc

06-10405543

l.weusthuis@weusthuismakelaardij.nl

*Jouw
binnendienst*



Marlou

0546-727828

m.oudeweernink@weusthuismakelaardij.nl

Vestiging Tubbergen

Nassastraat 9

7651 CX Tubbergen

0546 - 727 828





Technical

Year of construction
1965-1996

Plot size
51.285 sq.m.

Overhead doors
12

Parking
102 parking lots

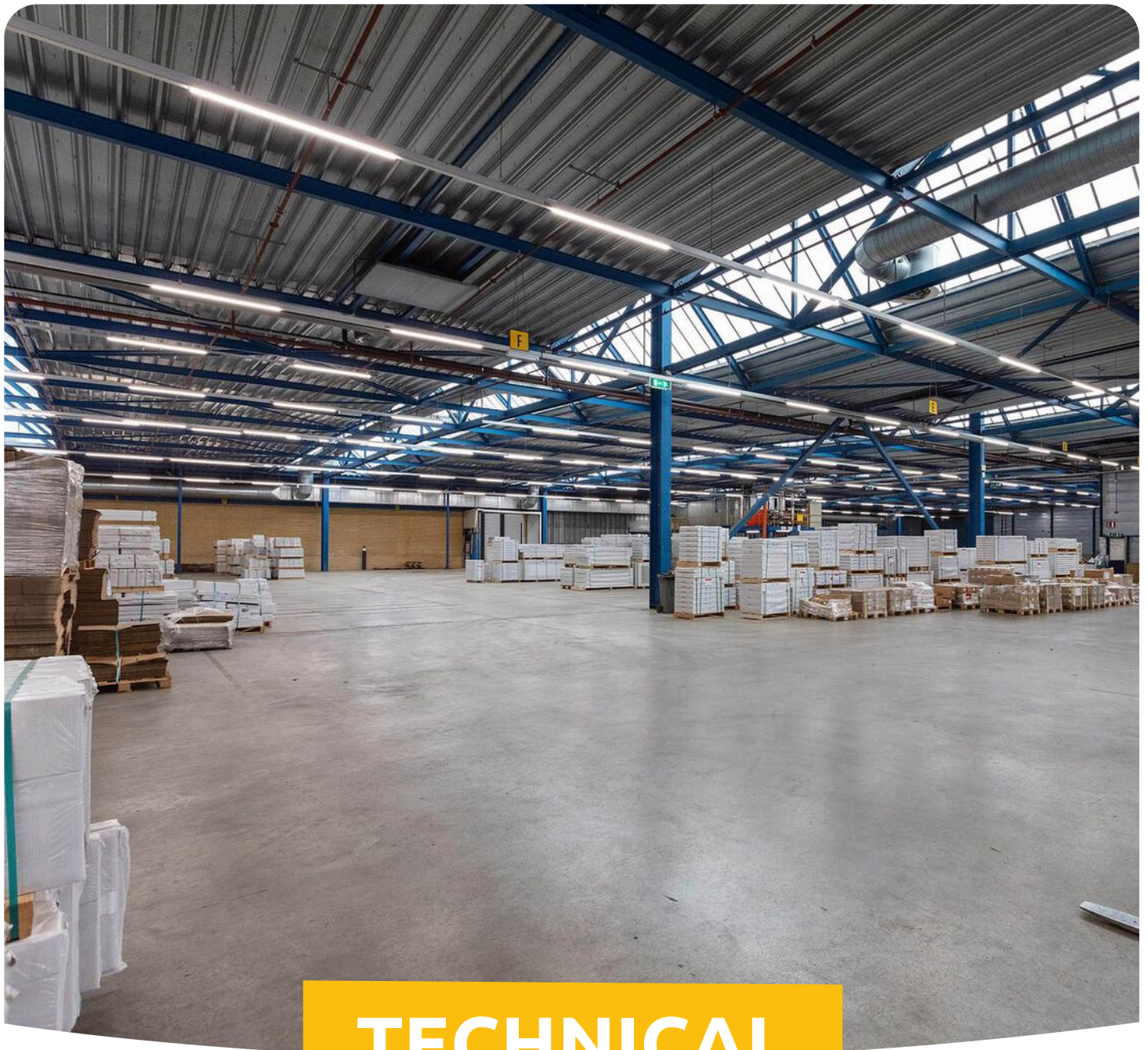
Total floor area
approx. 31.029 sq. m.

Warehouse/Production
approx. 28.774 sq. m.

Workplace/Stockroom
approx. 702 sq. m.

Changing / laundry room
approx. 196 sq. m.

Office space
approx. 1.349 sq. m.



TECHNICAL

Overhead doors	12
Years of construction	1965 – 1996
Free height complex	minimum of 6 meters
Sprinkler system	yes
Heating	yes, through air treatment units
Air treatment system	yes, at the entire complex
Overhead cranes	11 on site

High stack warehouse (fully enclosed solitary warehouse)

Floorspace approx. 4.352 sq. m.



LOCATION

This large-scale industrial property of approximately 31.029 sq. m. is located on businesspark 'De Boskamp' in Tubbergen (Overijssel) right next to the motorways A1/A35 (Amsterdam – Berlin and Zwolle - Almelo). The building has been previously used as a production site for panel radiators, and it has become available due to relocation.

Location

The city of Tubbergen

Tubbergen is located in the eastern part of the Netherlands, near Enschede and the German border. Enschede has a technical University, UT Twente. You will find a lot of highly skilled professionals in this part of the Netherlands, as well as motivated workers.



LOCATION

Road

The property is located on business park 'De Boskamp'. There's easy access to the highway A1/A35. From here the following Dutch cities are easily accessible:

Almelo approx. 13km

Hengelo approx. 23km

Enschede approx. 28km

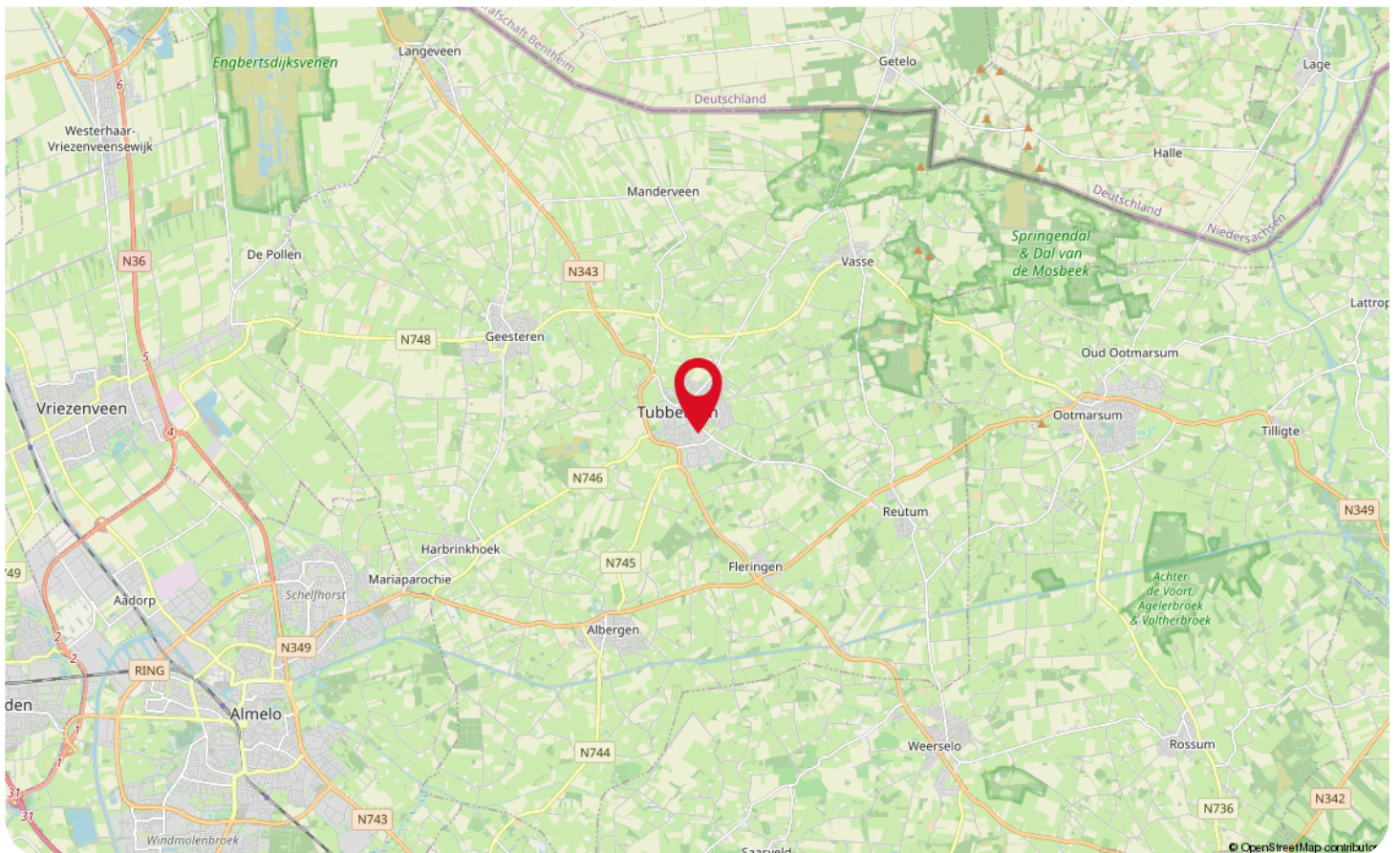
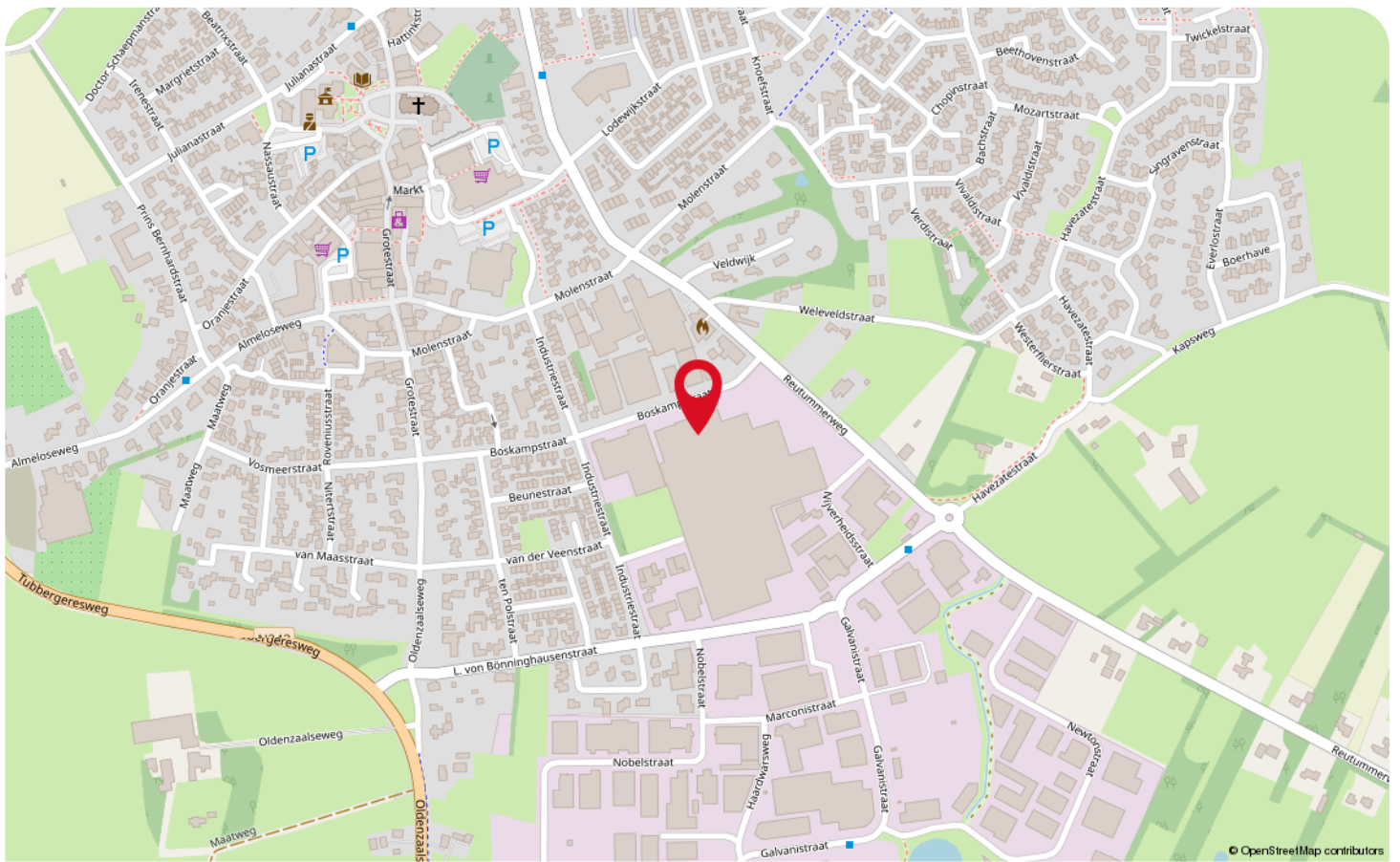
Utrecht approx. 138km

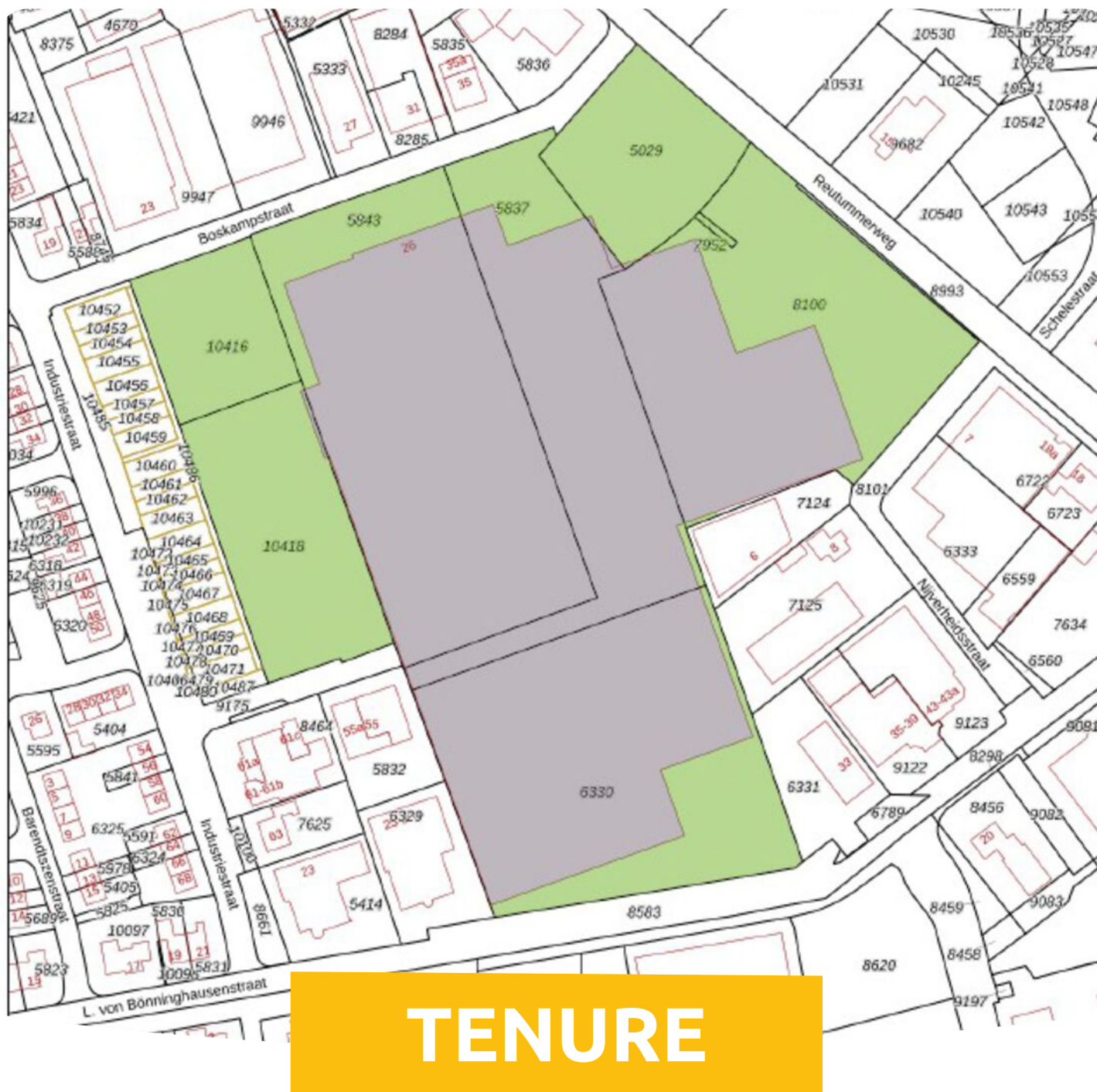
Rotterdam approx. 195km

Water

Close to the property, Container Terminal Twente (CTT) to barge, can be found. The terminals have daily multi modal connections by Barge, Truck and Rail, to main ports Rotterdam and Antwerp.

Location on the map



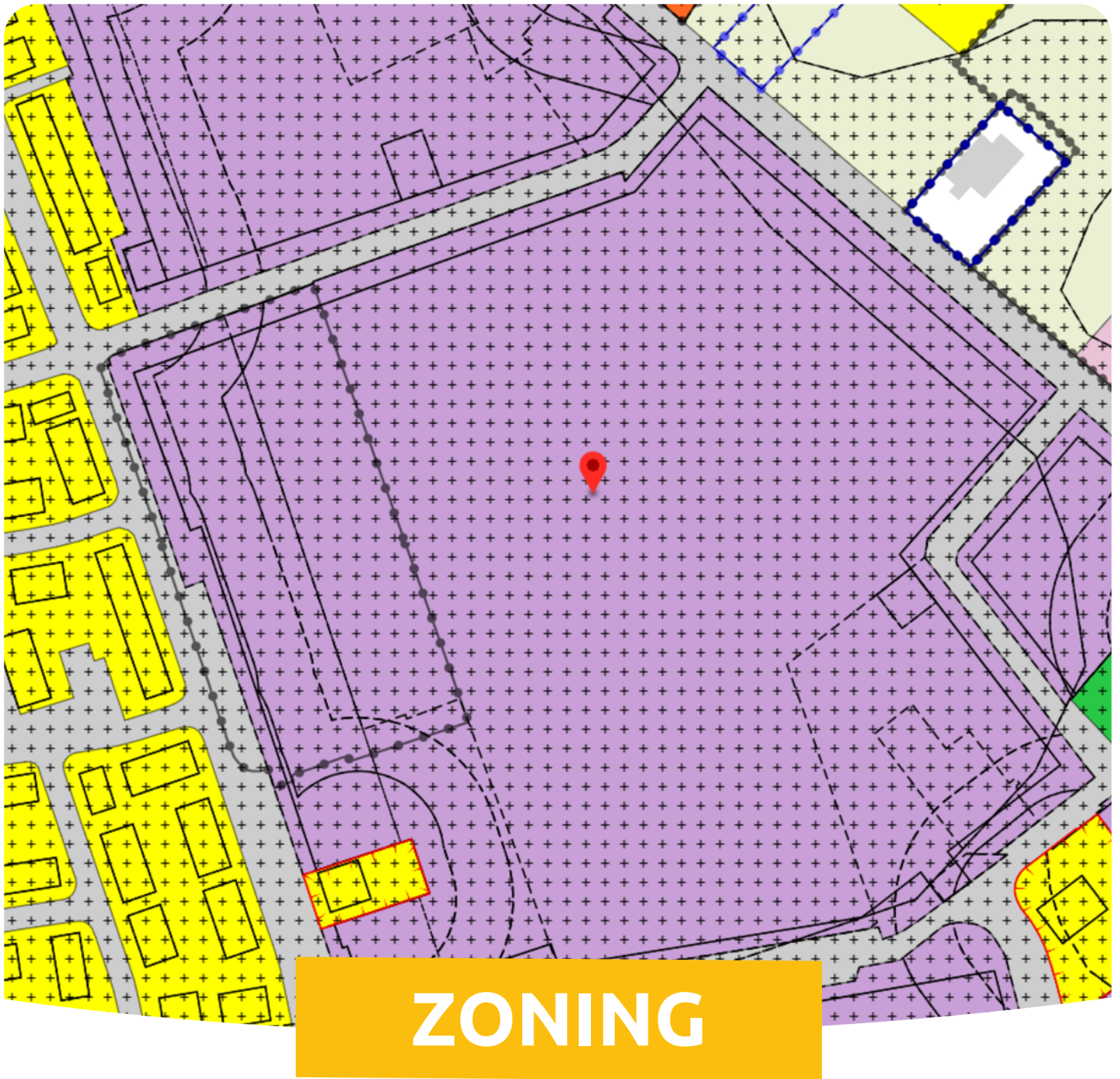


TENURE

Address: Boskampstraat 26
 Title: Freehold
 Municipality: Tubbergen
 Section: L
 Numbers: 5843, 5837, 6330, 8100, 5029, 1952, 7651 (partial), 7650 (partial)
 Plot size: approx. 51.285 sq. m.

Owners charges (2022)

Property tax (OZB): EUR 21.055,00
 Water authority tax: EUR 313,04
 Sewerage tax: EUR 11.178,05



Zoning plan: Tubbergen

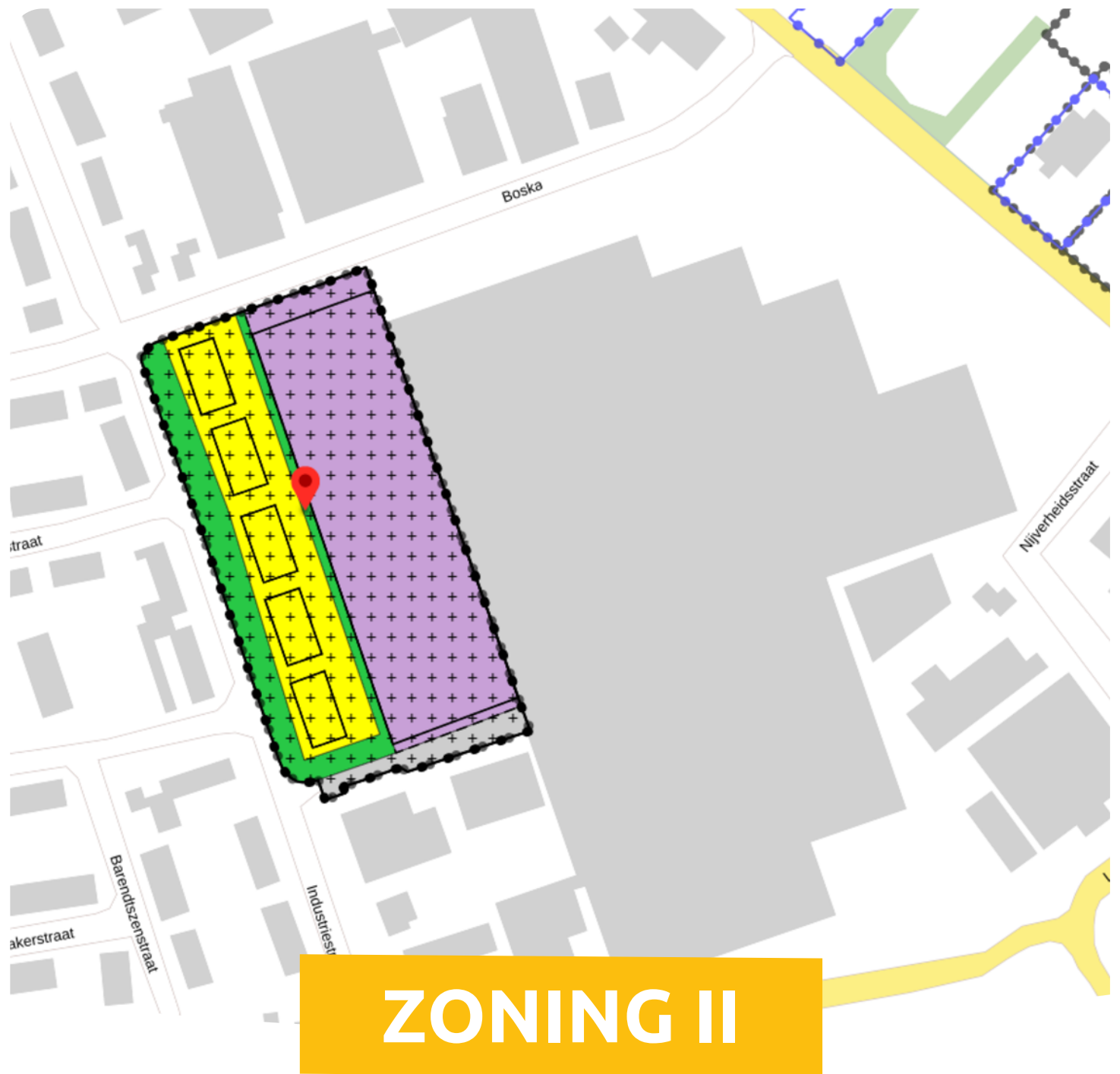
Date: 06-05-2015

Designated use: Industrial

Additional use: industrial activity until category 3.2

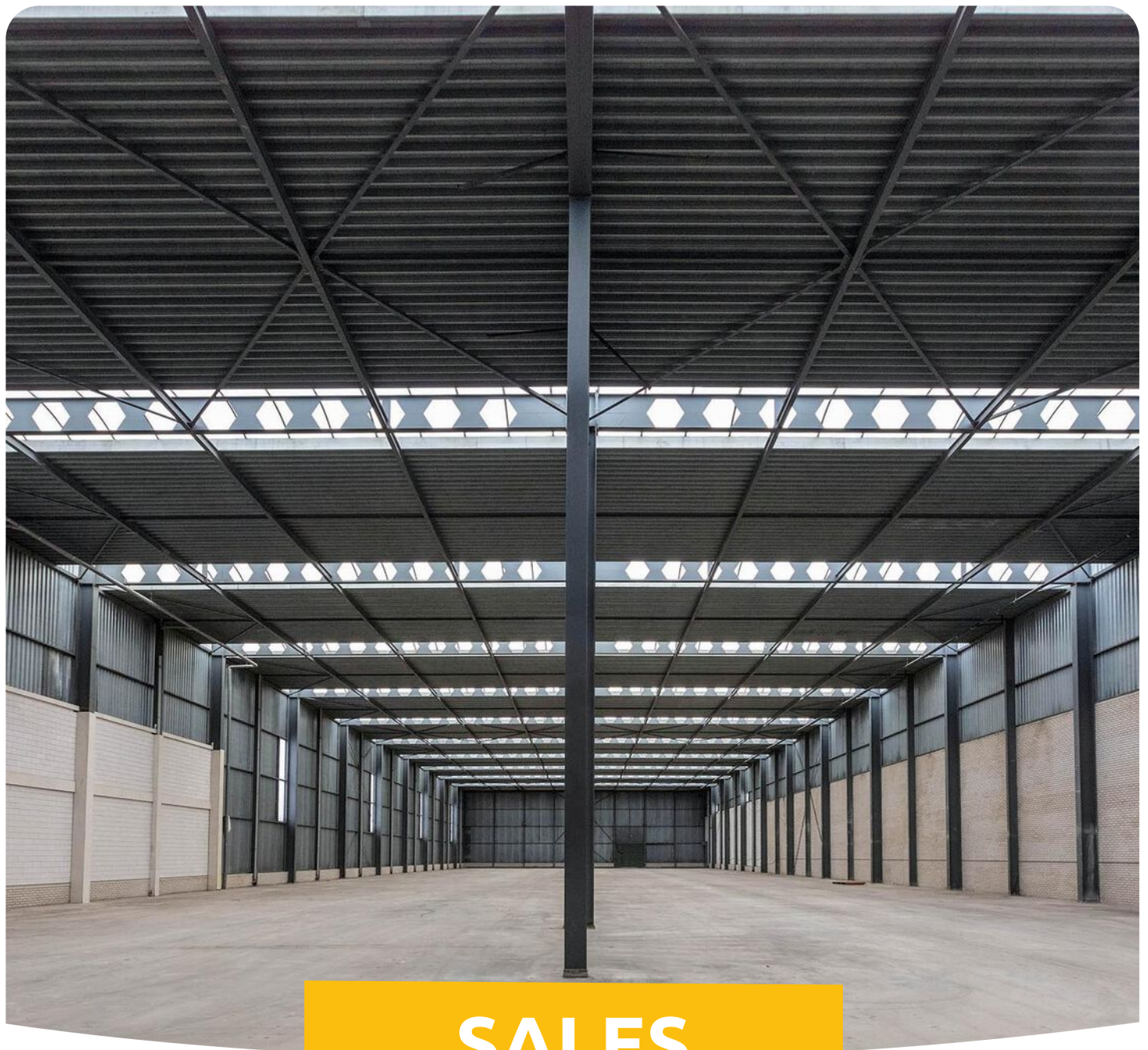
Max. plot ratio: 80%

Max height: 10 meters



ZONING II

At the moment this part of the terrain is being developed and transformed to be used for property development. The purple part belongs to the complete sale property. The current buildings will be demolished.



SALES

Price	EUR. 8.000.000,- purchasing costs payable by the purchaser.
Availability	Q 3 2023
Transaction	The property will be sold in the current state on a strict en base.
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 Weusthuis Makelaardij for further information and/or to arrange an inspection of the property.





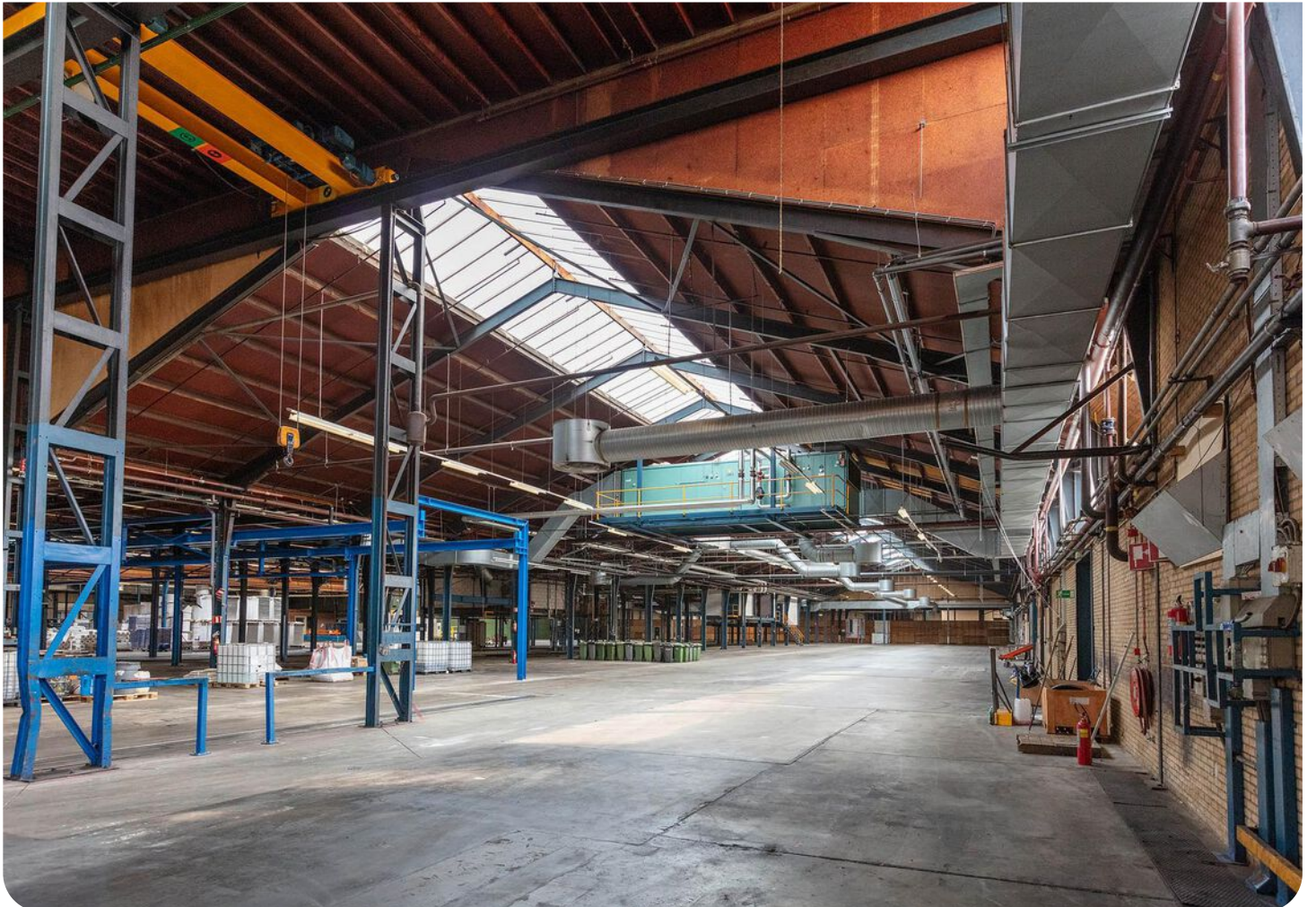
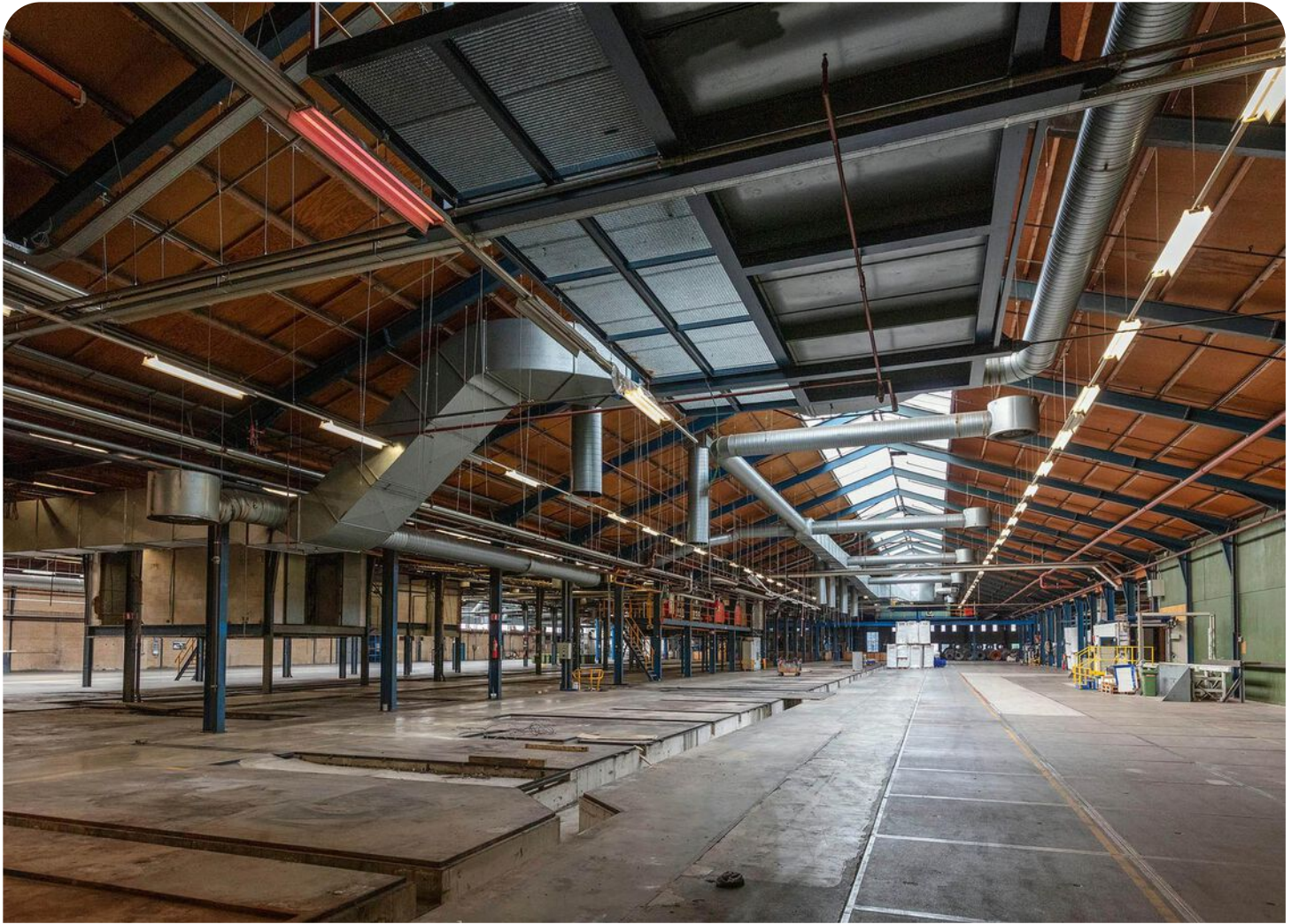
Entrance and offices

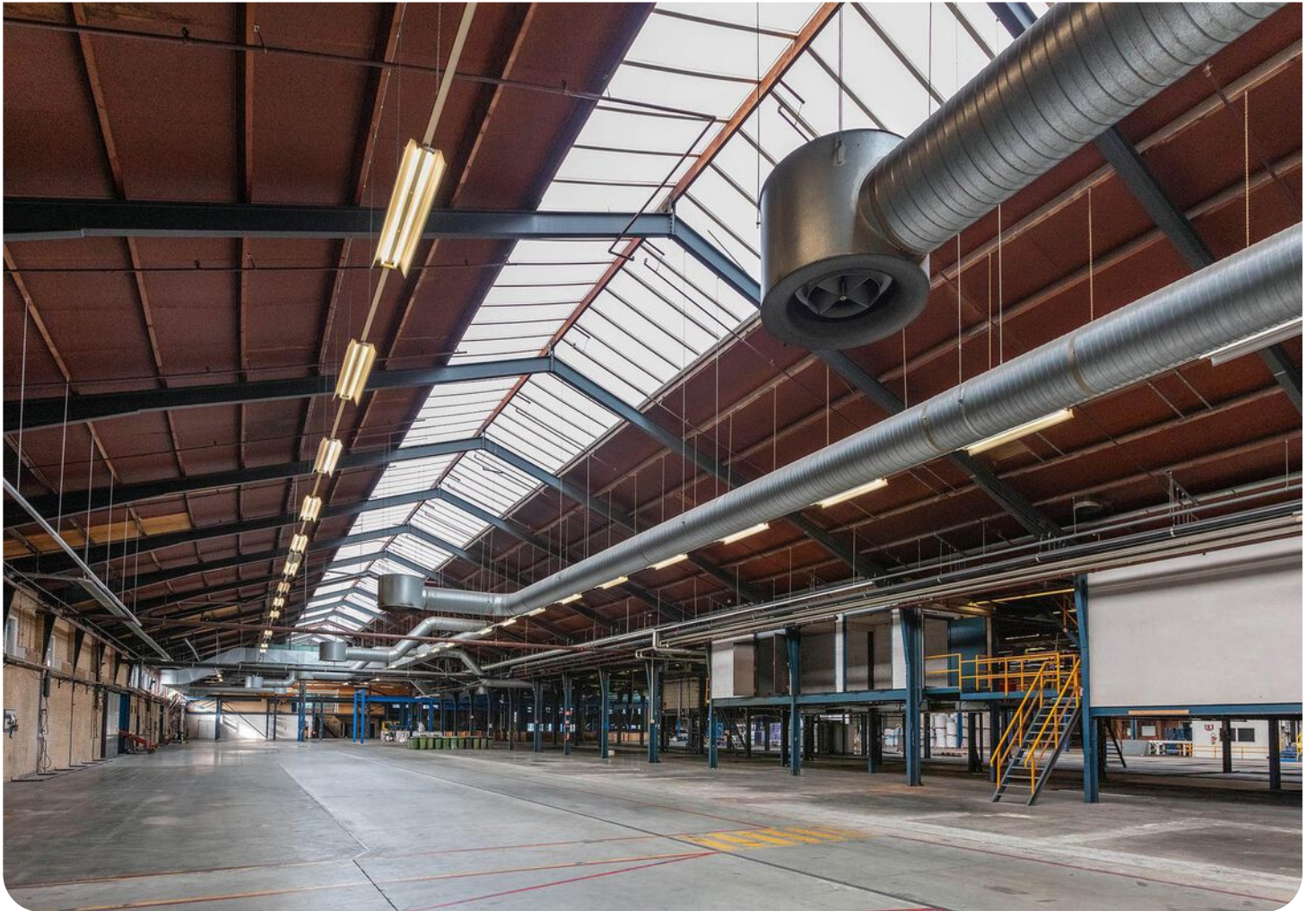
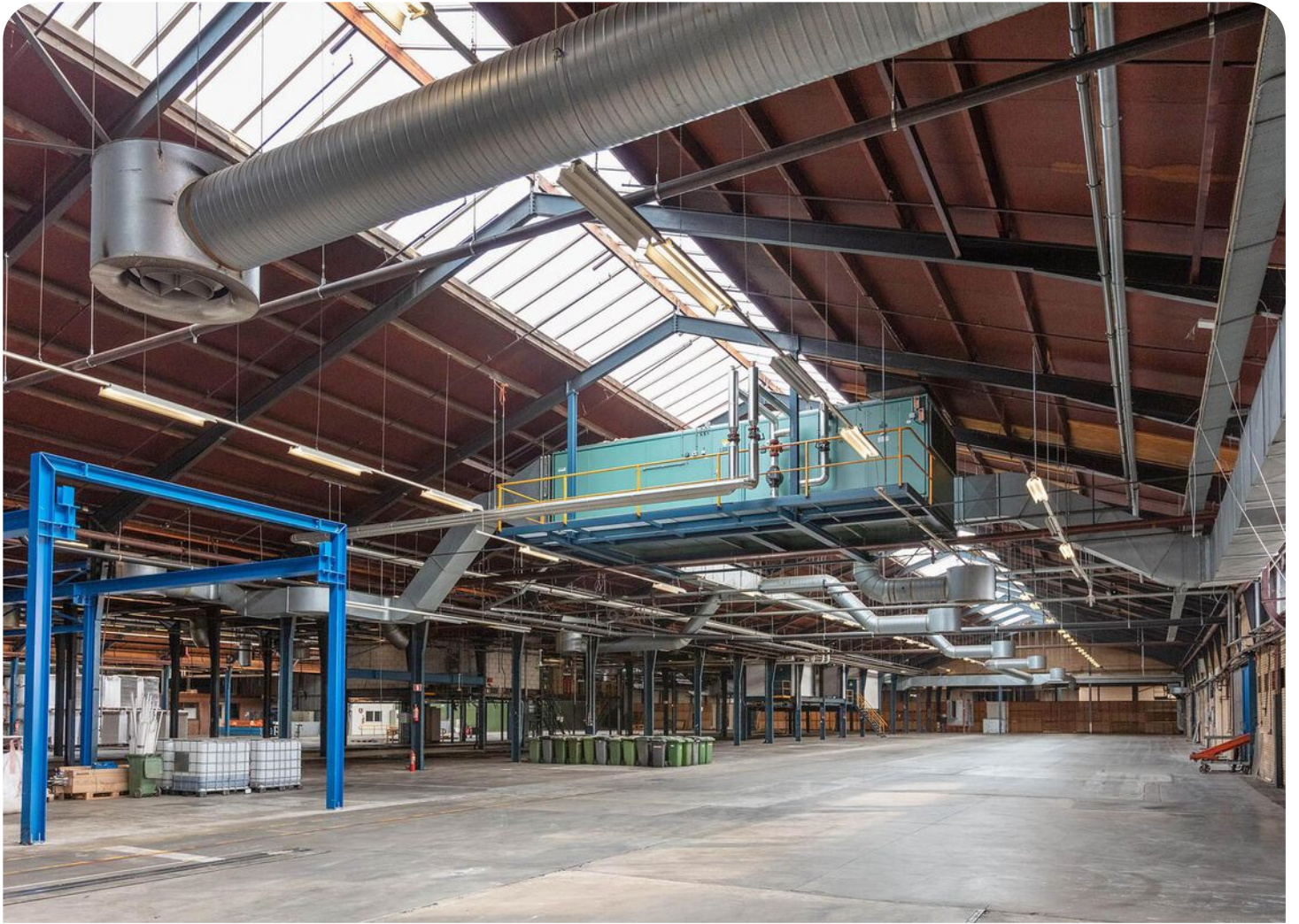




Production
warehouse









Warehouse
expedition





High rise
warehouse





11x overhead crane

Air filtration system

Sprinklersystem



Employees
entrance and
changing rooms





Employees
parking





Expedition
terrain





L. von
Bonninghausen-
straat



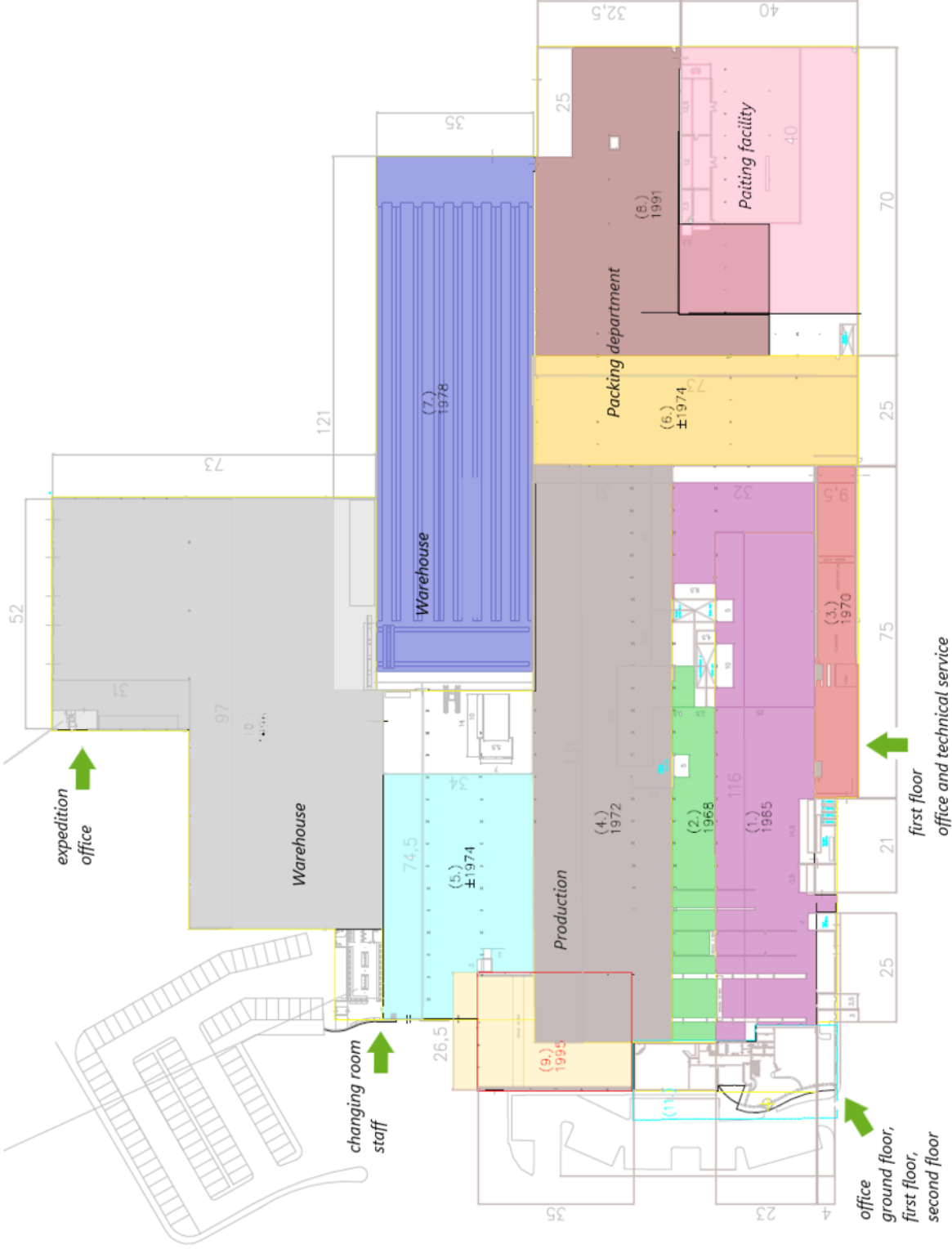


Industriestraat





Total overview



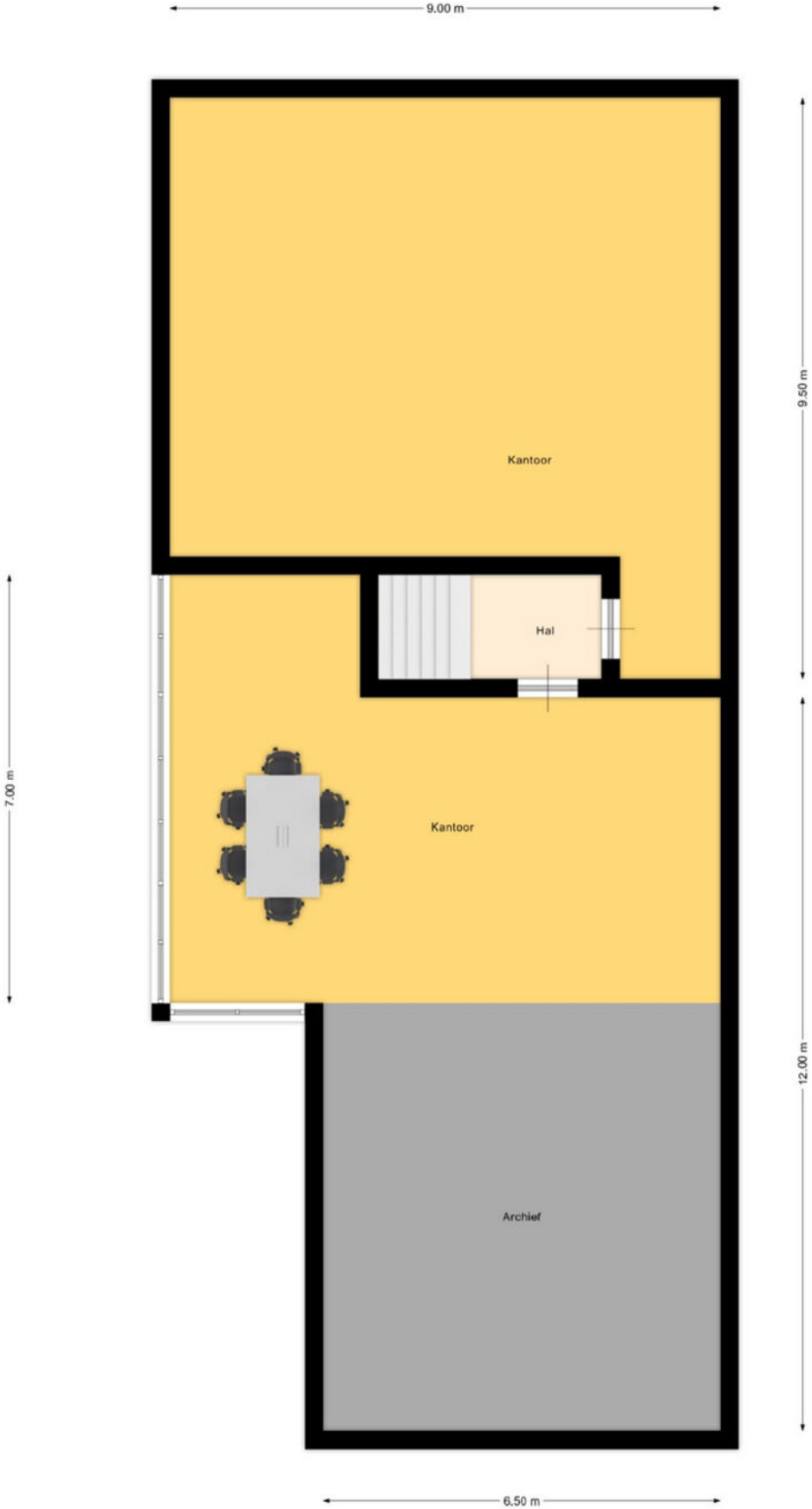
Office 1 (ground floor)



Office 1 (first floor)



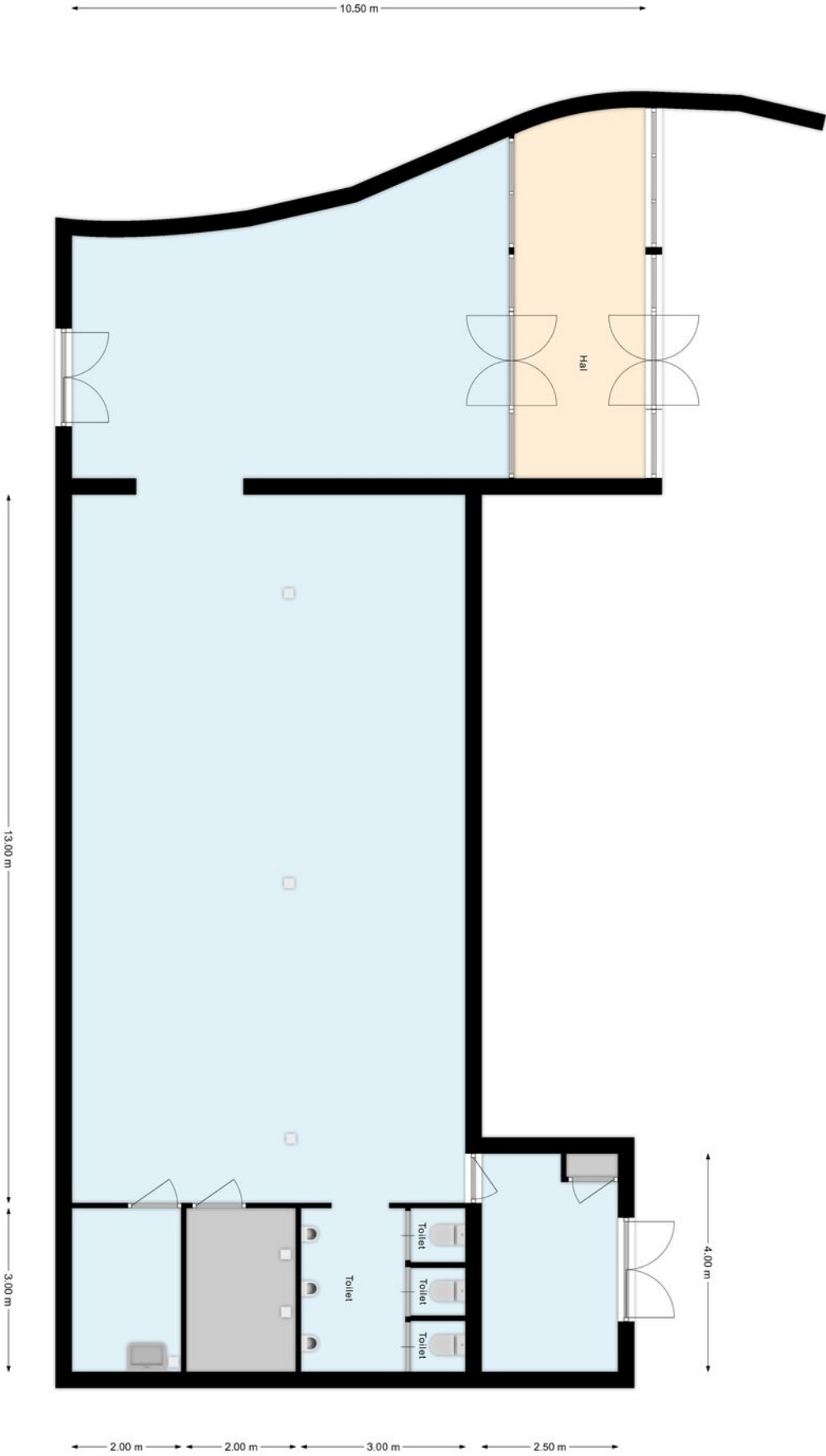
Office 1 (second floor)



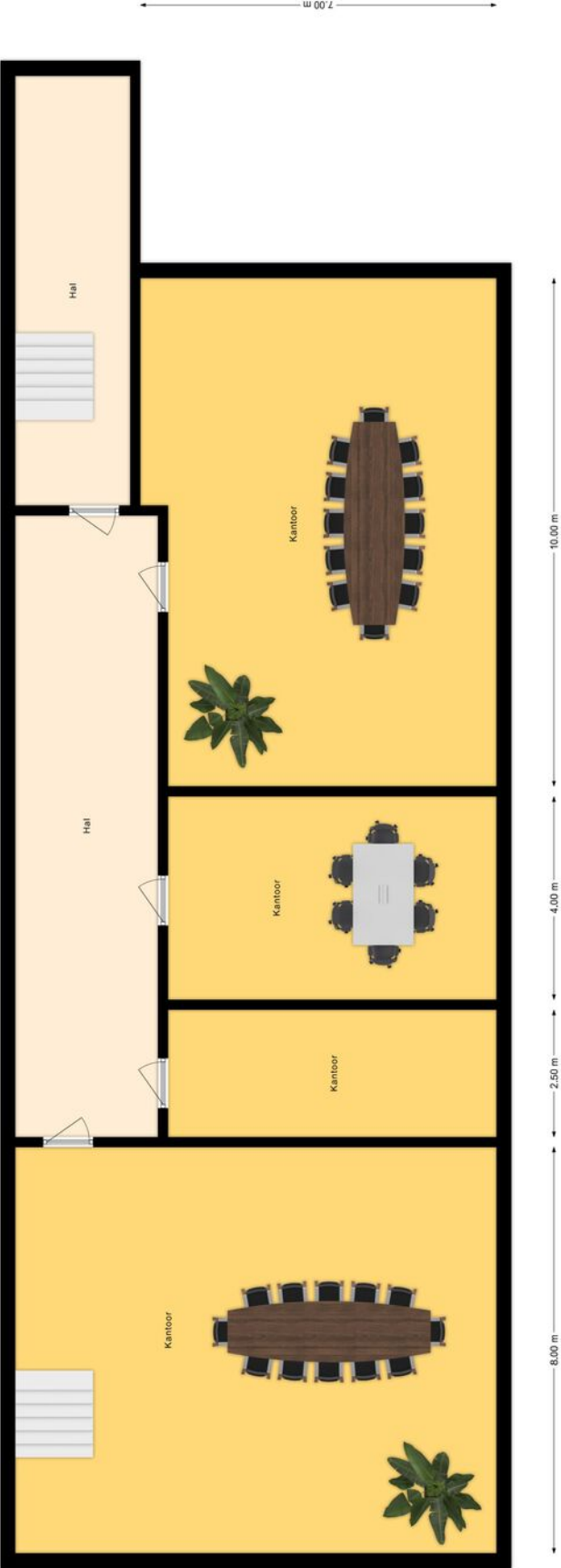
Office expedition



Changing room staff



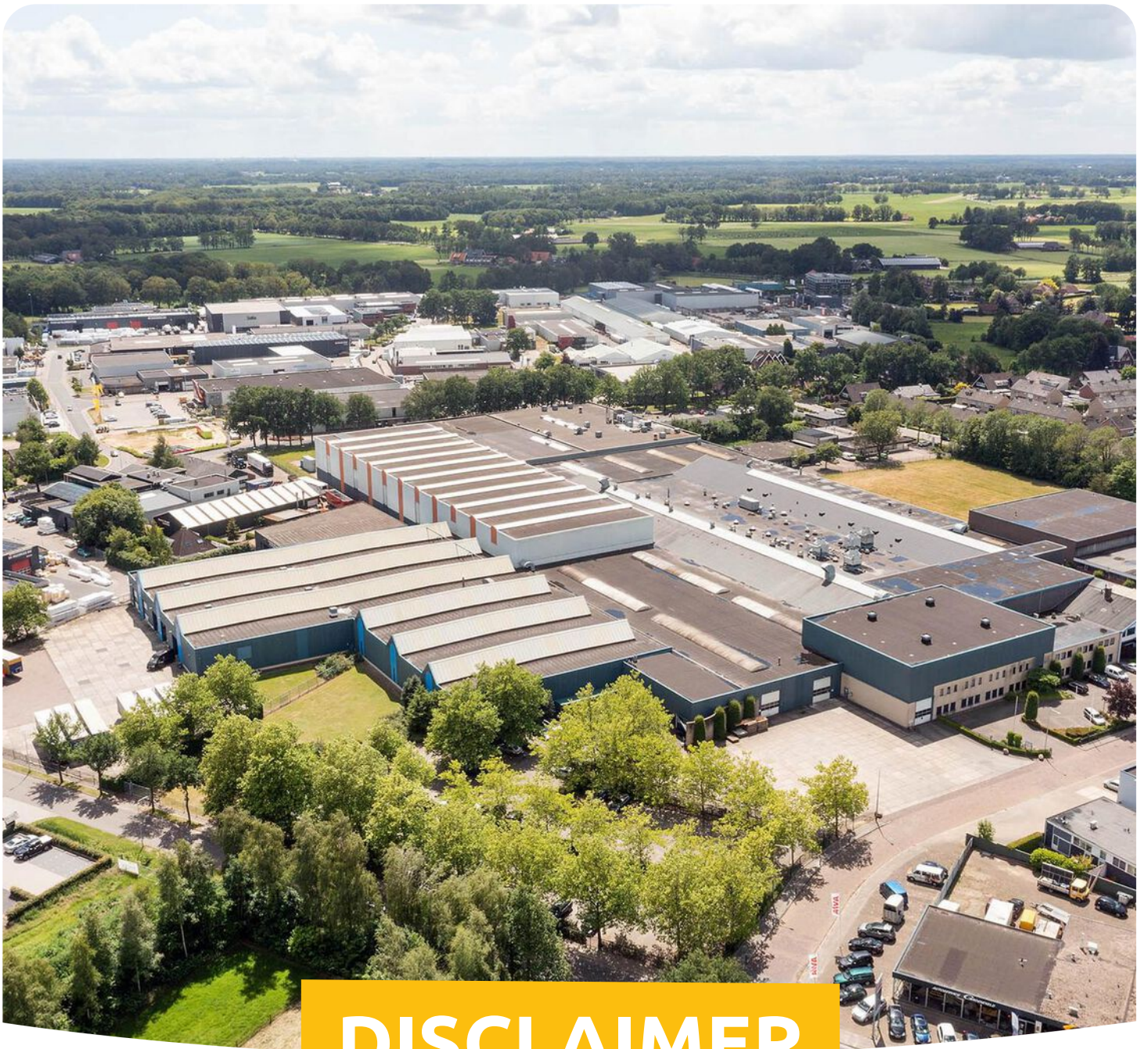
Office 2 (first floor)





DISCLAIMER

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DISCLAIMER

Weusthuis Makelaardij's client reserves the right, without notice, to change the procedure for the information or any of the submission or any other information supplied in relation to or in respect of the project at its discretion. Weusthuis Makelaardij's client reserves the right not to follow up the information in any way, to negotiate with one or more bidders at any time and/or withdraw from the process for the property. If the client of Weusthuis Makelaardij acts as mentioned in aforementioned sentence, this will not lead to any compensation or claims, whatever time of handling by the client of Weusthuis Makelaardij as mentioned in aforementioned sentence and whatever time of discussions or negotiations which were being held.

Weusthuis Makelaardij is acting exclusively as adviser to its client. Neither Weusthuis Makelaardij nor any other adviser will be responsible to anyone other than their direct client for providing advice in connection with the property and no duty of care should be owed to any other person.

WAAR VIND JE WEUSTHUIS?

Wij zijn Thuis in Twente en de grensstreek!

Weusthuis makelaardij is uitgeroepen tot de nummer 1 makelaar van Noordoost-Twente. Daar zijn wij trots op en wij zijn continue bezig met het verbeteren van de processen en onze dienstverlening. Onze makelaars kennen de lokale markt als geen ander. Met vijf vestigingen in de regio hebben we een groot werkgebied. Gecombineerd met onze Twentse nuchterheid kunnen wij elke Twentenaar blij maken.

Kantoor Tubbergen

Nassastraat 9
7651 CX Tubbergen
0546 - 727 828
tubbergen@weusthuismakelaardij.nl

Kantoor Denekamp

Oldenzaalsestraat 34
7591 GM Denekamp
0541 - 355 771
denekamp@weusthuismakelaardij.nl

Kantoor Oldenzaal

Oliemolenstraat 2
7573 PC Oldenzaal
0541 - 727 027
oldenzaal@weusthuismakelaardij.nl

Kantoor Losser

Brinkstraat 24
7581 GD Losser
053 - 792 02 12
losser@weusthuismakelaardij.nl

Kantoor Almelo

Wierdensestraat 122
7604 BM Almelo
0546 - 727 820
almelo@weusthuismakelaardij.nl

