

# FOR LEASE - DC HEDEL

DE HOOTKAMP 8 HEDEL

Industrial.nl

**INDUSTRIAL**  
real estate partners



# PROPERTY DESCRIPTION

DC HEDEL at the industrial and logistic park De Kampen at Hedel is very strategic situated between Zaltbommel and Den Bosch just in the middle of the strong logistics Brabant region. The facility can be easily reached with a direct access (nr. 19) of Highway A2 with a strong connection to Utrecht, Den Bosch and the German border.

The total facility measures roughly 35,000 m<sup>2</sup> which will become partially available for lease. The following parts are directly available:

## Unit 8:

- 4.940 m<sup>2</sup> warehouse space
- 120 m<sup>2</sup> office space
- 1,344 m<sup>2</sup> mezzanine space

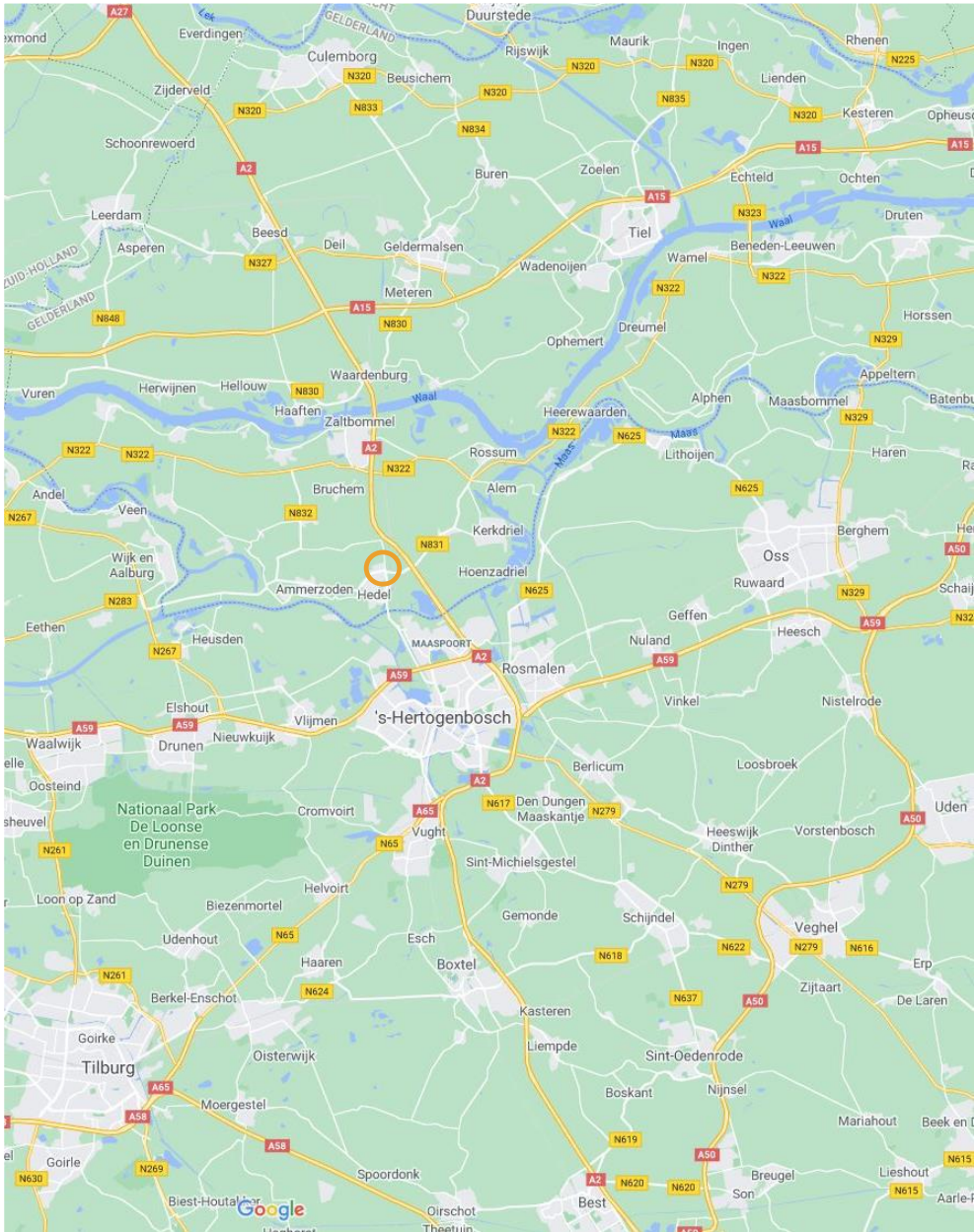
## Unit 9:

- 5,140 m<sup>2</sup> warehouse space

## Unit 11:

- 4,875 m<sup>2</sup> warehouse space
- 160 m<sup>2</sup> office space
- 627 m<sup>2</sup> mezzanine space





# ACCESSIBILITY

## By car

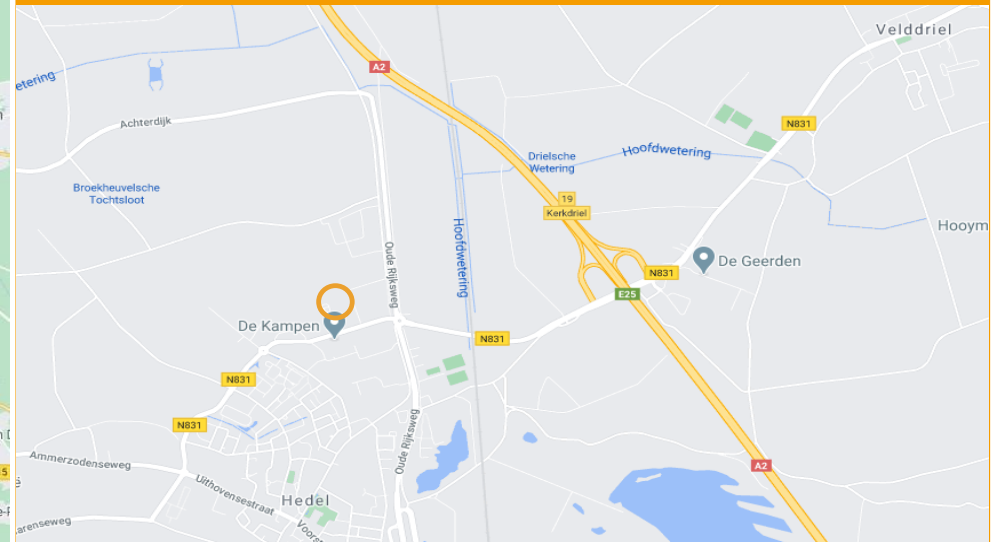
- DC HEDEL is centrally located between several highways and is therefore easily accessible from many directions. Via access 19 Kerkdriel of highway A2 the building can be reached within 5 minutes driving. Big cities as Utrecht and Den Bosch are very easy to reach by highway A2 but also logistics hubs as Tilburg, Waalwijk are well accessible by highway A59 and A65. The German border is reachable within 1 hour driving.

## Port connection

- Inland terminal BCTN Den Bosch is at 13 km distance and has daily connections to the port of Rotterdam, Antwerp and Zeebrugge.

## Location relative to airport

- Eindhoven Airport can be reached within 30 minutes, Schiphol Airport and Rotterdam-The Hague Airport can be reached within the hour.





# FACILITIES

## Office space

- entrance with reception area
- cable ducts for data, telephone and electricity
- suspended ceiling with light fixtures
- toilet groups (ladies/gentlemen) on each floor
- mechanical ventilation with cooling
- central heating
- canteen space
- pantry groups

## Yard

- paved with clinkers
- piled loading pits
- fully fenced and equipped with an entrance gate
- outside lighting and sewage
- parking space for cars

## Warehouse space

- maximum racking height ap. 8 meters between structural beams
- maximum floor load warehouse 11: 3,500 kg/m<sup>2</sup>
- maximum floor load warehouse 8 and 9: 2,500 kg/m<sup>2</sup>
- many electric operated loading docks of 3 m x 3.20 m, equipped with dock levellers, shelters and bumpers
- racking's
- electric operated overhead doors at ground level
- fire / evacuation alarm
- fire hose reels and fire extinguishers
- heating by gas fired heaters and fans
- battery loading area
- TL light fixtures



# LEASE CONDITIONS

## Rent

- warehouse space € 45.- per m<sup>2</sup> per year
- mezzanine floor € 20.- per m<sup>2</sup> per year
- office space € 90.- per m<sup>2</sup> per year

## Service charges

- to be agreed upon

rental prices and service charges are subject to VAT

## Payment

- quarterly in advance

## Lease term

- flexible lease terms possible as of 1 year

## Notice period

- 12 months

## Guarantee

- bank guarantee equivalent to a quarter 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 with supplements

## VAT

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

## Availability

- direct

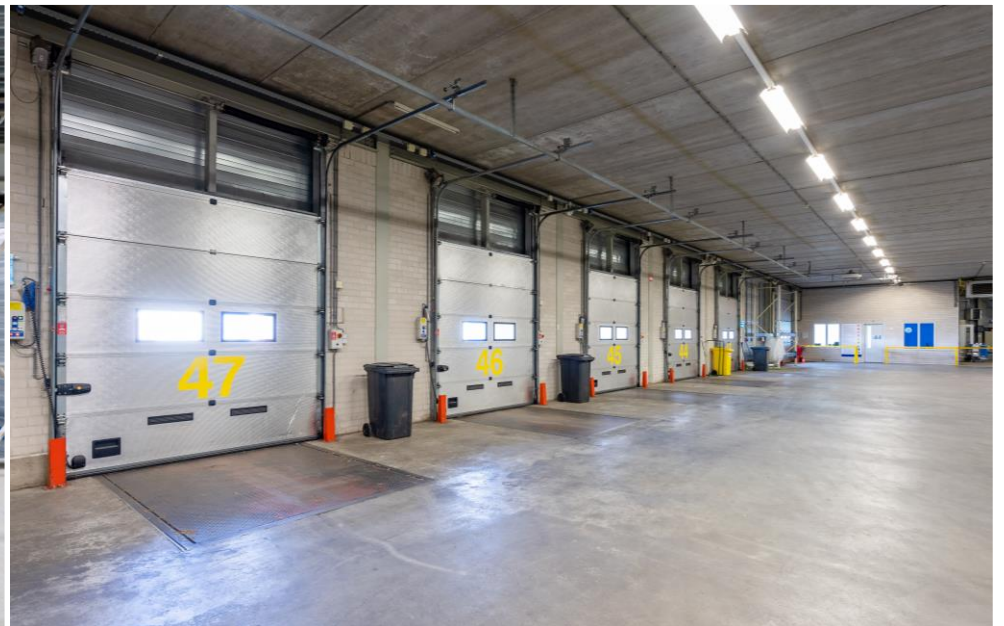














# ABOUT INDUSTRIAL REAL ESTATE PARTNERS

INDUSTRIAL real estate partners is an independent real estate consultancy company with a strong focus on logistics and distribution facilities throughout the Netherlands.

We particularly focus on agency, investments, strategic real estate advice and developments. From our offices in Amsterdam Airport, Rotterdam and Tilburg we cover the important logistics regions.

Marcel Hoekstra

M +31 6 50 50 84 05

T +31 88 9 89 98 98

E [marcel.hoekstra@industrial.nl](mailto:marcel.hoekstra@industrial.nl)



Bart Schraven

M +31 6 46 74 77 87

T +31 88 98 9 98 98

E [bart.schraven@industrial.nl](mailto:bart.schraven@industrial.nl)



## DISCLAIMER

The information provided is of a general nature and is not more than an invitation to enter into negotiations. The information has been compiled with care and comes from a reliable source. Regarding its accuracy, however, we accept no liability. Any accompanying drawings and impressions are indicative and may differ from the actual situation. Furthermore, we reserve the right for our client to give his approval for a possible transaction with the recipient of this information.

**INDUSTRIAL**  
real estate partners