



S-DOCK 'THE VILLA'

DOCK, CONNECT AND ACHIEVE

KAREL DOORMANWEG 48, SCHIEDAM



S-DOCK
'THE VILLA'

S-DOCK



S-DOCK 'The Villa' has been renovated into a turn key office building, perfectly suitable for one tenant. With related building S-DOCK next to 'The Villa', both buildings encourage mutual interaction. S-DOCK has a common ground floor that welcomes also users of S-DOCK 'The Villa'.





 S-DOCK

 S-DOCK
'THE VILLA'

Your flexible workstation

Related building S-DOCK next to 'The Villa' includes a reception area, coffee bar, restaurant and formal & informal meeting spaces on the common ground floor, which residents of S-DOCK 'The Villa' can use. The outdoor terrace creates a pleasant space for relaxation and connecting people.



Facilities

- 2.197 m² office space LFA;
- Turnkey office with 160 workstations and 20 meeting rooms of different sizes
- Exclusive reception on the ground floor of S-Dock 'The Villa'
- Main entrance next to the metro stop;
- Use of shared facilities in related office building 'S-DOCK';
- Bright office space;
- A high end boardroom with 24 seats;
- Pantry on every floor;
- Own bicycle storage;
- Indoor parking garage with 47 parking lots (1:47) with charging stations;
- 1 elevator and staircases;





Sustainability

S-DOCK 'The Villa' is committed to sustainability and has been renovated to keep up with recent regulations and sustainability goals.

- Energy label A+
- LED lighting



The office provides **excellent accessibility**, conveniently for both car and public transport users.



 **S-DOCK**
'THE VILLA'

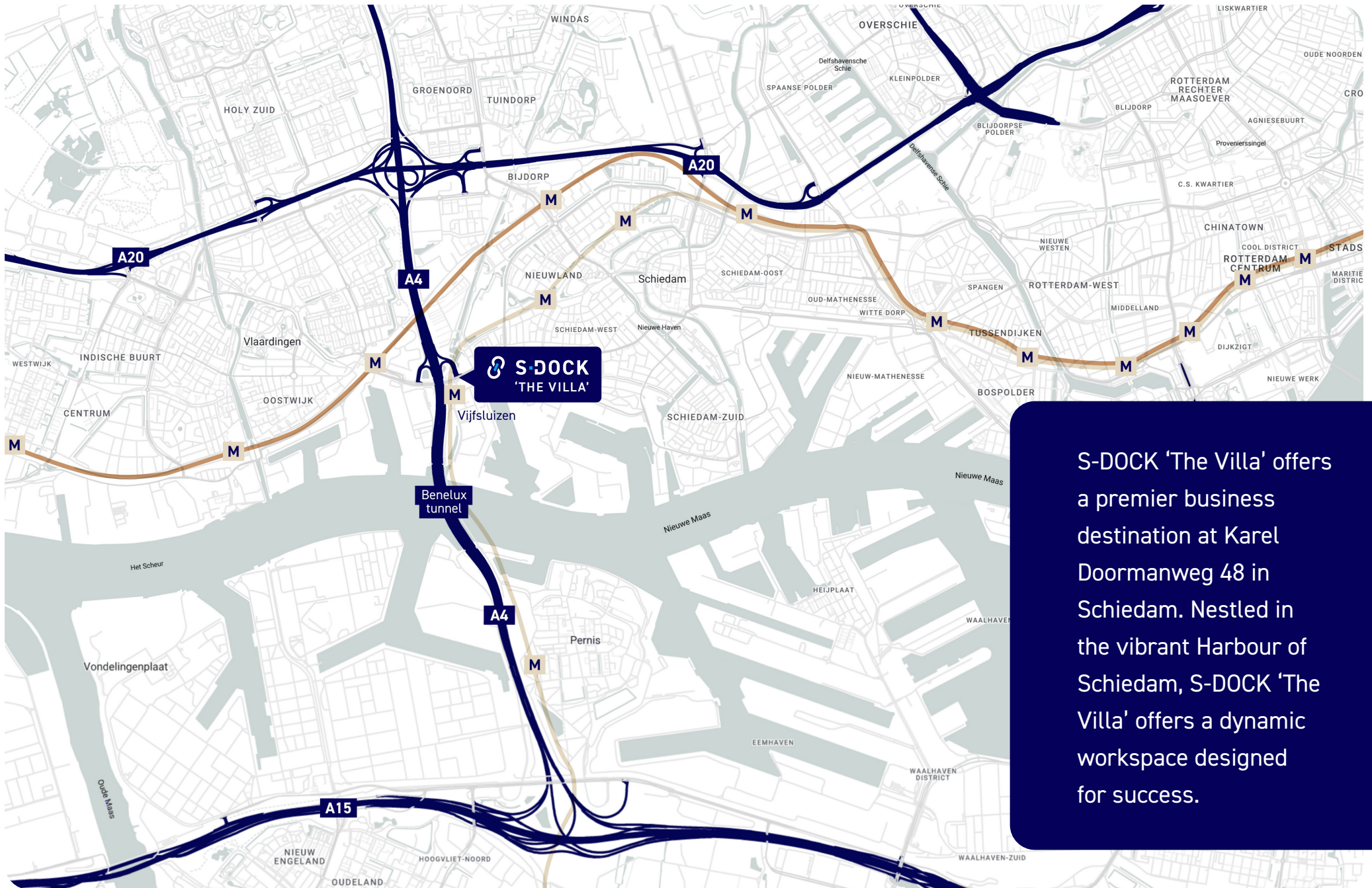
P+R

M

Vijfsluizen

A4





S-DOCK 'The Villa' offers a premier business destination at Karel Doormanweg 48 in Schiedam. Nestled in the vibrant Harbour of Schiedam, S-DOCK 'The Villa' offers a dynamic workspace designed for success.

Accessibility

This prime location in the Schiedam port area is next to the highway A4. S-DOCK 'The Villa' is excellently accessible by public transportation, in front of Schiedam Vijfsluizen Metro Line. Tenants who like to transport themselves by water can use the Watertaxi that stops in front of the door. S-DOCK 'the villa' has its own indoor parking garage. There are also P&R facilities in the immediate vicinity.



 **Car**

MIN	1	12	12	16	21	40	55
	Highway ramp A4	Waalhaven	Rotterdam The Hague Airport	Rotterdam Centre	The Hague	Schiphol Airport	Amsterdam Centre

 **Public Transport**

MIN	15	18	43	63	67
	Schiedam Station	Rotterdam Central Station	The Hague	Schiphol Airport	Amsterdam Centre

 **Bike**

MIN	1	9	11	27	28
	SportCity Station	Schiedam Centre	Schiedam Station	Rotterdam The Hague Airport	Rotterdam Central Station



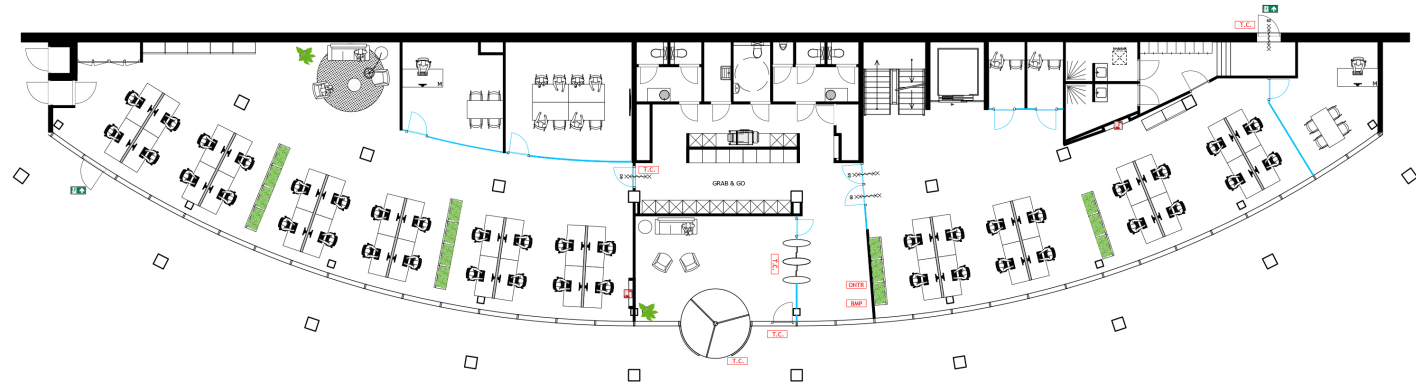


Availability

In total approx. 2,197 sq m LFA is for rent, divided into 4 floors:

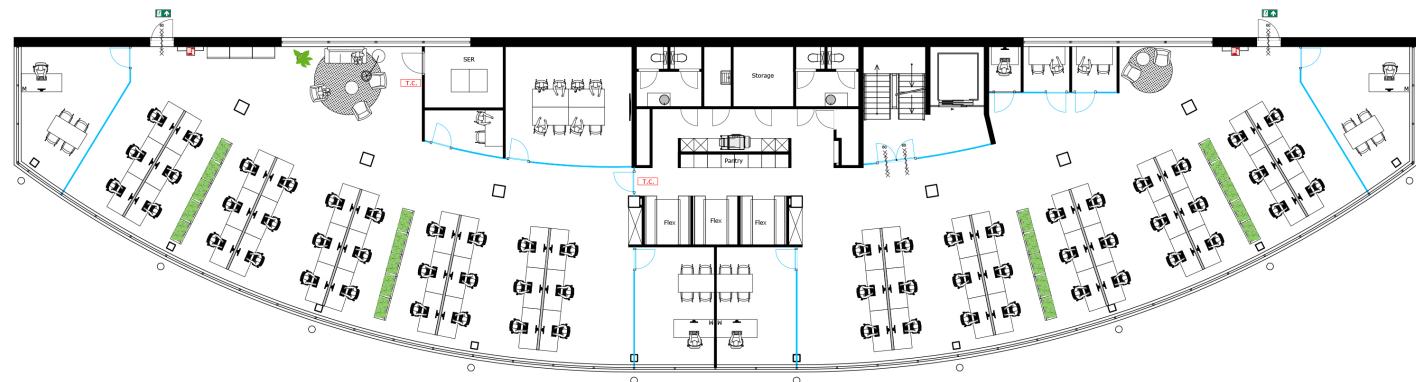
GROUND FLOOR

597 sq m



1ST FLOOR

701 sq m



Delivery dates & rental prices on request.

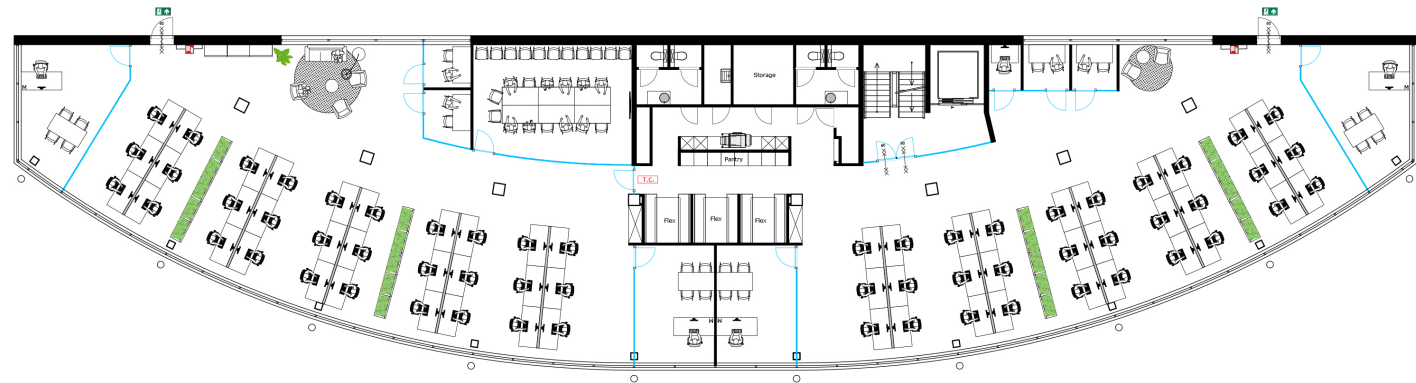


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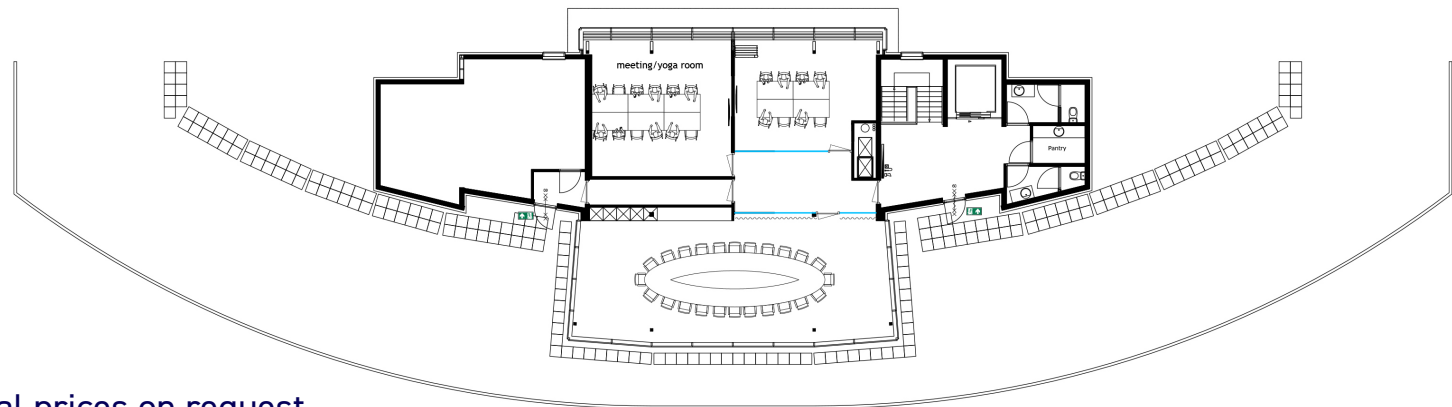
2ND FLOOR

679 sq m



3RD FLOOR

220 sq m



Delivery dates & rental prices on request.

Connect



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Disclaimer

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AND ACHIEVE**

