



DOCK, CONNECT AND ACHIEVE

KAREL DOORMANWEG 66, SCHIEDAM





S-DOCK is a sustainably renovated office building with a contemporary ground floor that welcomes users and visitors in a pleasant environment. S-DOCK encourages mutual interaction between tenants. Therefore communal facilities are created on the ground floor.





Your flexible workstation

The office building includes a reception area, coffee bar, restaurant and formal & informal meeting spaces on the common ground floor. The outdoor terrace creates a pleasant space for relaxation and connecting people.

The office floors provide great flexibility for layout and offer breathtaking 360-degree views of the port of Rotterdam/ Schiedam/ Vlaardingen on one side and the city skyline of Rotterdam on the other.



Sustainability

S-DOCK is committed to sustainability and has met the following features to fully comply with Paris Proof, Carbon Risk Real Estate Monitor (CRREM) and EU tax regulations:

- Energy label A++
- BREEAM In-use Very Good
- Heat pump
- LED lighting
- DC-fans
- Solar panels





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

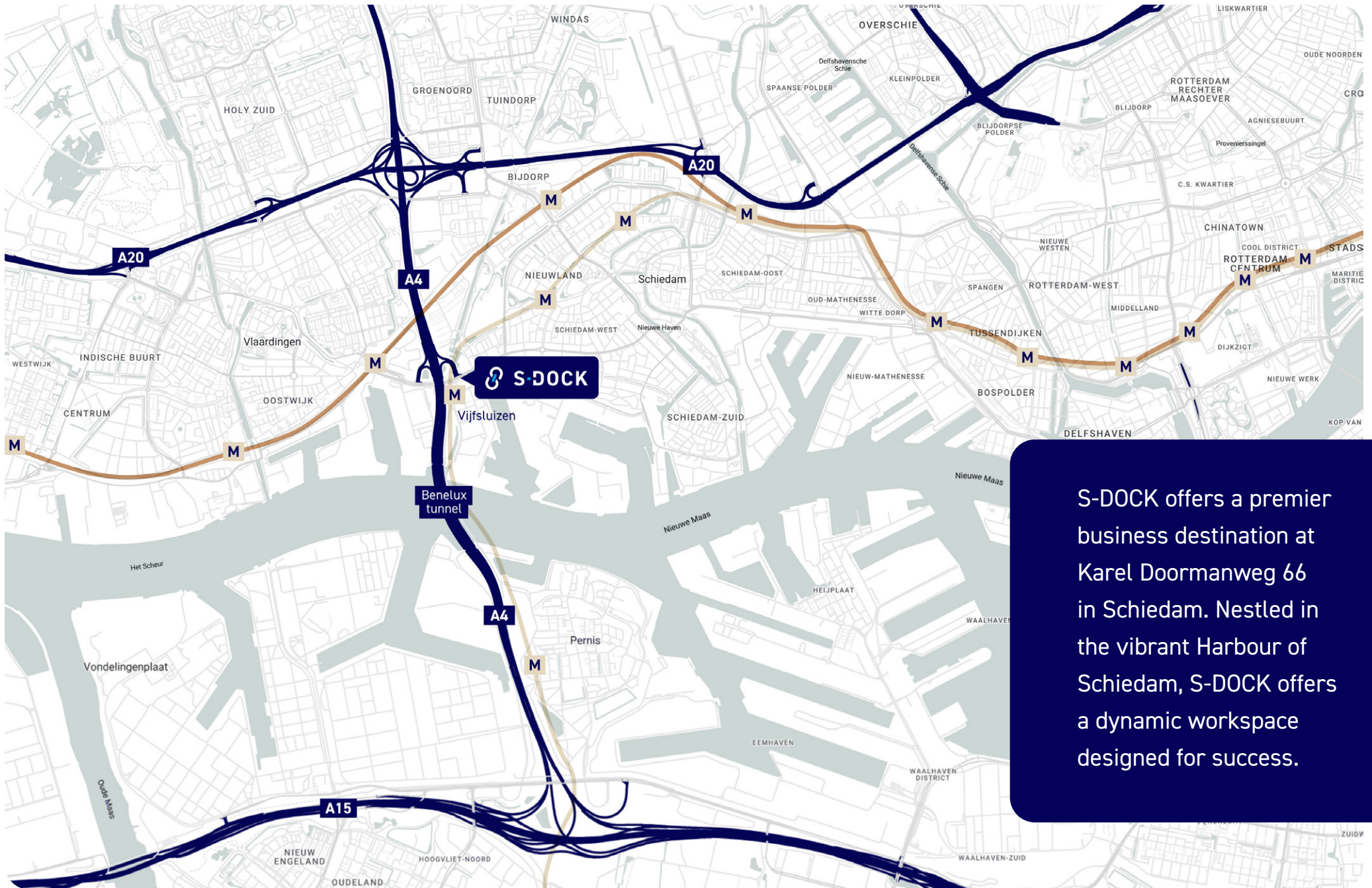


 S-DOCK

P+R

 Vijfsluizen

A4



S-DOCK offers a premier business destination at Karel Doormanweg 66 in Schiedam. Nestled in the vibrant Harbour of Schiedam, S-DOCK offers a dynamic workspace designed for success.

Accessibility

This prime location in the Schiedam port area is next to the highway A4. S-DOCK 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 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





Facilities

- Welcoming entrance hall with reception;
- Main entrance in front of the metro stop;
- Coffee bar, restaurant and meeting rooms located on the ground floor;
- Bright office space and spectacular 360-degree views;
- 'The Penthouse' on the top floor;
- Facilities for a pantry on every floor;
- Own bicycle storage;
- Indoor parking garage with 175 parking lots (1:50) with charging stations and direct access to the reception;
- 2 elevators and staircases;
- Outdoor terrace.





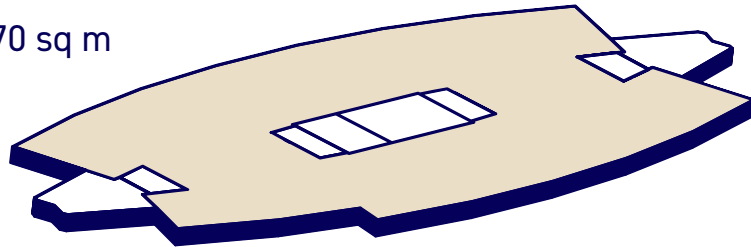


Availability

In total approx. 8,830 sq m LFA is for rent, divided into 12 floors:

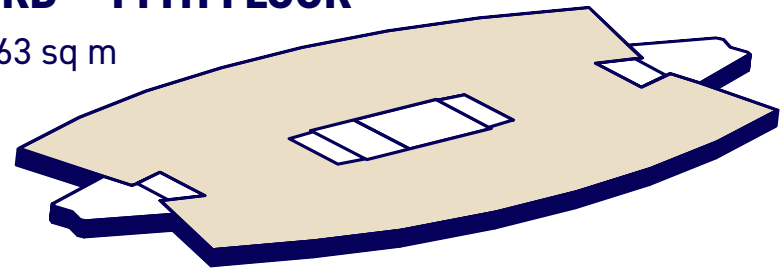
1ST & 2ND FLOOR

670 sq m



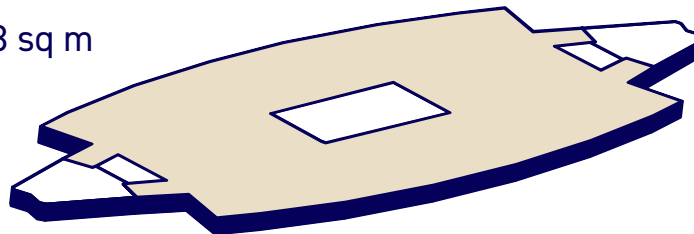
3RD - 11TH FLOOR

763 sq m



12TH FLOOR

623 sq m



Delivery dates & rental prices on request.



Connect



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