

FOR RENT

(CITY) DISTRIBUTION HUB
ETNA STRAAT 30 AMSTERDAM



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PROPERTY DESCRIPTION

This state of the art “full electric” City Distribution Hub is designed for mile transportation and is very well located on the Business Park Amsterdam Osdorp which has an excellent connection to the Amsterdam and Haarlem city center. Also, the direct connection with highway A9 is ideal for further transportation in the direction of Amsterdam, Alkmaar, Haarlem and Hoofddorp. Schiphol Airport can be reached within 10 minutes driving.

The building has a BREEAM label Very Good and will be delivered including 2,100 solar panels, LED-lightning and partial sedum roof. A landscape architect designed the green surroundings which makes the building a nature friendly environment and a stunning place to work and recreate.

Available:

- 1,308 sqm warehouse space
- 29 parking places
- 646 sqm mezzanine space (optional)







LOCATION

Business Park Amsterdam Osdorp

Doing business close to the city in an international setting.

Business Park Amsterdam Osdorp is the business location of the future, because of its unique location: on the Logistics Corridor between Amsterdam Airport Schiphol and the Nieuw-West district of Amsterdam, in the middle of the Tuinen van West. In the early years, this primarily attracted logistical business with close ties with Amsterdam Airport Schiphol. With the development of Nieuw-West, they have been joined by businesses from the city in recent years.

Area

- Good connection to highways A5 and A9
- 8 min. from the highways A10 and A4
- Strong connection to Utrecht and The Hague – Rotterdam
- 10 min. from Amsterdam Airport Schiphol
- Amsterdam City Centre in 15 min
- Osdorp Centre in 5 min
- Port of Amsterdam in 10 min
- Tram line 1, own stop
- Bus 194 direct to the city centre of Amsterdam Airport Schiphol and P40 at Schiphol Airport



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FACILITIES

Warehouse space

- maximum clear height 10,50 meters
- maximum floor load of 5,000 kg/sq m warehouse floor
- maximum floor load of 750 kg/sq m mezzanine floor
- flatness concrete floor Zeile 4, DIN 18202
- sprinklers system type ESFR K25 warehouse and K14 mezzanine
- 3 electric loading docks with levellers
- fire and evacuation alarm, fire hose reels
- luminous intensity 150 lux
- floor heating system

Yard:

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

Sustainability:

- Breeam Very Good
- LED lightning
- optimised steel construction
- separated water discharge system
- heat recovery for the offices

LEASE CONDITIONS

Rent

- EUR 170,000 per year.

Optional additional mezzanine floor 646 sqm for € 29,070.- per year.

Service charges

- to be determined

Payment

- quarterly in advance

Lease term

- To be determined in mutual agreement

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

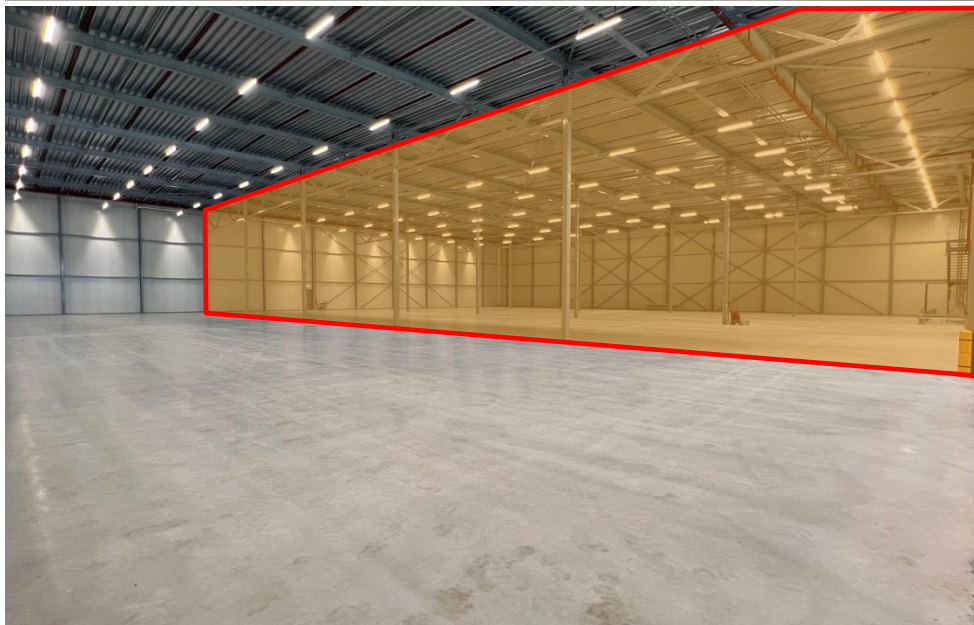
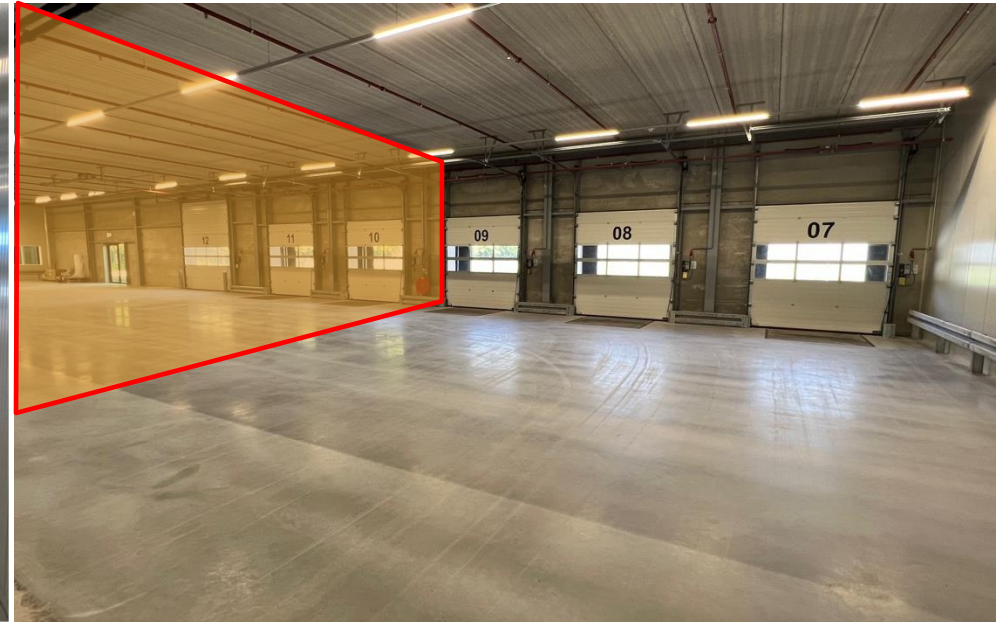
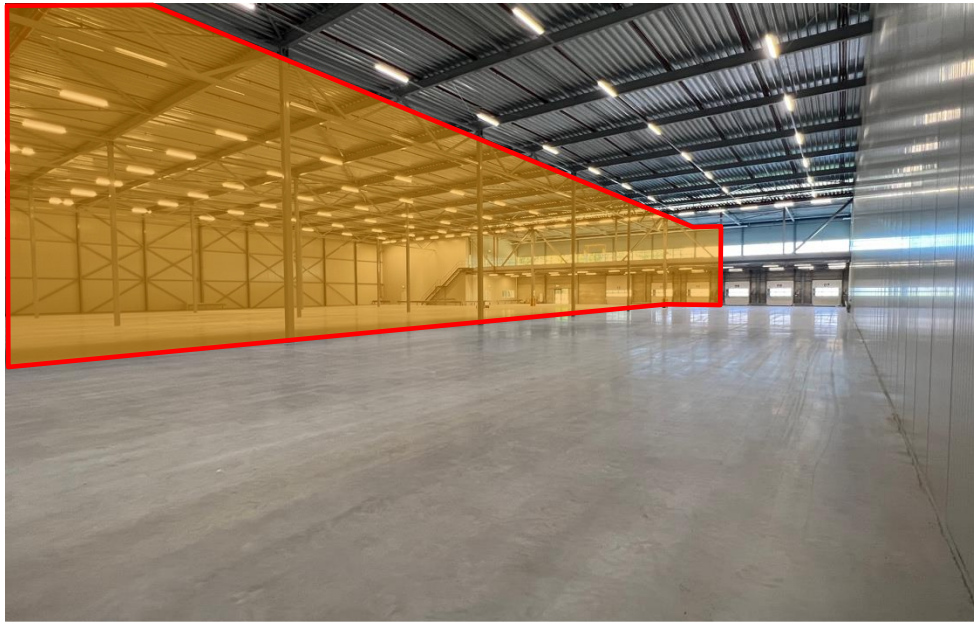
VAT

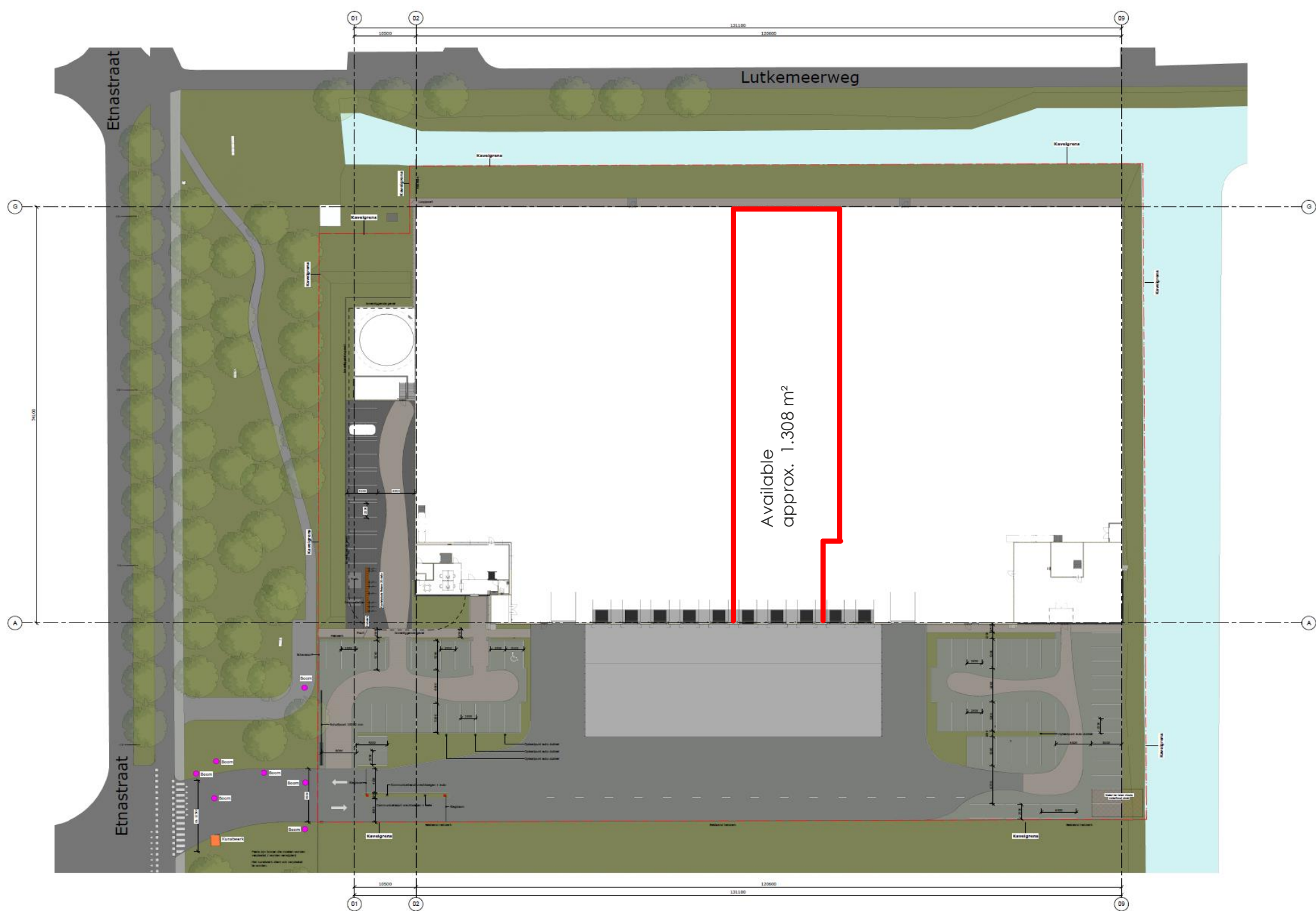
- tenant declares that its activities permanently exists for at least 90% of VAT – charged performances

Delivery

- Directly available.









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.

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.

For more info please visit www.IRELS.net

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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 in our opinion reliable source. Regarding its accuracy, however, we accept no liability. Any accompanying drawings 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.

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