

FOR RENT



Address

Radarweg 16 (1042 AA) in Amsterdam.

General

A self-contained industrial unit/storage facility on its own site, fully fenced and lit. 3 parking spaces and a portable cabin.

The Western Port Area in Amsterdam is a place where accessibility, storage and business activity come together in a unique symbiosis. The area is not only a crucial hub for trade and industry, but also an inspiring place that is constantly innovating and growing. Whether you are an entrepreneur looking for a strategic location or an investor seeking opportunities, the Western Port Area has everything you need.

Available

Commercial space : 1,624 m² gross floor area

A survey with floor plan is available.

Rent

€ 70 per m² per year, plus VAT.

Use

Storage/logistics.

Fitting-out standard

Industrial space

- clear height 8.08 m;
- clear span;
- 60.00 m long and 27.06 m wide;
- flat asphalt floor with high floor load capacity (previously used for cocoa storage);
- 2 electric overhead doors, dimensions 4.00 m x 4.20 m;
- three-phase power;
- fire shutters;
- fixed lighting fixtures (LED);
- no heating;
- sub-meter for electricity (3 x 50 A);
- portakabin (previous tenant);
- canopy is 7.00 m deep across the entire length of the hall.

Parking

3 parking spaces on site.

Start date

To be agreed.

Lease term

5 years with an option period(s) of 5 years each.

Notice period

12 months.

Service charges

Advance payment for water and electricity consumption (via sub-meter) to be agreed.

Rent adjustment

The rent is adjusted annually, for the first time one year after the commencement of the tenancy, based on the price index according to the Consumer Price Index (CPI) series CPI All Households (2015=100) published by Statistics Netherlands (CBS).

Rent payment

Payable quarterly in advance (an amount equivalent to 3 months' rent and service charges, plus VAT).

Lease agreement

Based on the model for office space and other commercial premises within the meaning of Section 7:230a of the Dutch Civil Code, as adopted by the Real Estate Council (ROZ) in February 2015, supplemented by special provisions of the landlord.

Security

A security deposit equivalent to 3 months' rent plus VAT. No interest is payable on any security deposit.

Termination of the tenancy agreement

Upon termination of the tenancy agreement, the tenant must hand over the premises completely empty and vacated, swept clean, free of defects and without any additional fixtures to the building and installations, in the same condition, subject to normal wear and tear, in which the premises are currently accepted. All this in their original condition as recorded in a handover report.

Alterations/renovations to the rented property

If the tenant intends to carry out alterations or renovations to the leased property, he must, prior to the landlord's consent, submit proper drawings and structural calculations of the proposed works, which must in particular also demonstrate the consequences thereof for the building structure.

Insurance

Any further requirements imposed by government, local authority or insurance bodies with regard to fire safety regulations, noise insulation regulations, etc. shall be borne by the tenant. Regulations required by the insurance company in relation to the landlord's property shall be implemented and paid for by the tenant.

Cannabis farms/drug laboratories etc.

It is prohibited to establish or maintain a cannabis farm/drug laboratory, etc. Failure to comply will result in the landlord immediately reporting the matter to the police and terminating the tenancy agreement. All costs arising from this shall be borne entirely by the tenant.

Reservations

This letting is subject to the express reservation of:

- approval of the tenancy agreement by the owner;
- approval by the Port Authority for the tenant's establishment in the property. The tenant is obliged to carry out port-related activities.

The Western Port Area of Amsterdam, a dynamic and vibrant location that forms the backbone of the Dutch port and industrial sector. This extensive area, strategically located on the western edge of Amsterdam, is much more than a port; it is a lively hub of activity, innovation and growth.

Accessibility

The Western Port Area is exceptionally well connected, both by land and by water. Situated near major motorways such as the A10 and the A5, the area offers fast and efficient access to the rest of the Netherlands and beyond. The extensive road network ensures that goods and people can easily find their way to this vital hub.

In addition, the rail network plays a crucial role. With direct connections to the European rail network, goods can be transported quickly and efficiently throughout Europe. For international freight transport, the proximity of Schiphol, one of Europe's largest airports, is a major asset.

Storage

The Western Port Area offers extensive storage facilities that meet the highest standards. Whether it concerns bulk goods, general cargo or containers, the diverse and modern storage facilities can meet every requirement.

Business activity

The Western Port Area is a thriving hub of activity. Here you will find an impressive variety of businesses, from multinational corporations to innovative start-ups. The synergy between different sectors such as logistics, manufacturing, energy and maritime services creates a dynamic environment that fosters innovation and collaboration. The following companies are based in the immediate vicinity: CJ Hendriks, Neelenvat, ACS TMA Group, CWT, Peineman, Telegraaf, Bright Fiber and many others.

The area is also a major employer, providing thousands of jobs across various sectors.

Port

The Port of Amsterdam, of which the Western Port Area is an integral part, ranks among the top five European ports. It offers deep-water facilities capable of accommodating large seagoing vessels, and with ongoing investment in infrastructure, the port continues to develop to meet the demands of modern shipping.

Sustainability is a top priority. Innovative projects such as shore power facilities, green energy solutions and environmentally friendly logistics practices are being actively developed and implemented, making the port a pioneer in the field of green technology.

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Privacy & Wwft

The Tenant hereby expressly declares, in the context of this tenancy, in advance:

- to consent to the processing of their data in accordance with the Yield Real Estate B.V. Privacy Statement, as well as;

- to cooperate fully and unconditionally with any investigations that may be necessary under applicable laws and regulations, including at least the Wwft.