

Rhoneweg 78 DC3, (3198 LE), Europoort Rotterdam



Approx. 6,648 m² Warehouse space, approx. 394 m² Office space and 38 Parking places

Rental price on request
excluding VAT and service costs

Features

Rental price

On request.

Rental period

To be determined.

Parking

38 parking places.

Level of delivery

The property will be delivered free of rent and use (clean and vacated) in its current state.

Notice period

Mutual notice period of 12 months by the end of the rental period.

Payments

Quarterly or monthly in advance.

Security

Bank guarantee amount to be determined after credit check on the potential tenant.

Additional costs

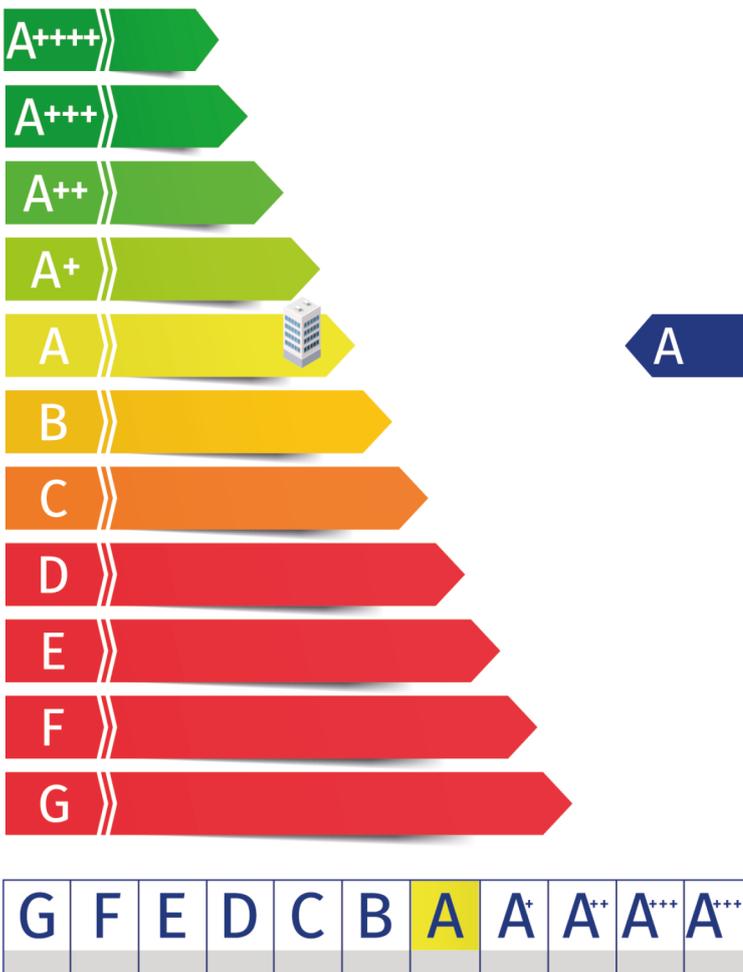
On top of and simultaneously with the periodically payable rent, the lessor will charge an advance payment, to be determined, for the provision of various supplies and services.

Availability

June 2025, or earlier by mutual agreement.

Energy certificate

The property has an energy label A. A copy of the energy label will be appended to the lease upon delivery.



Floor area

The total space of 7,609 m² L.F.A is subdivided in:

Warehouse space: 6,648 m²;

Office space: 394 m²;

Mezzanine: 576 m²;

Parking: 38 places.

The areas have been determined as carefully as possible, but may not be considered pure lettable area according to the Dutch Unit Standard NEN 2580.

Specifications

Warehouse

- 8 Loading docks;
- 1 Electrically operable overhead door on ground level measurement 4,000 mm x 4,500 mm;
- BREEAM In-Use Certificate;
- Clear height: 10,5 m.;
- Concrete loading bay;
- Connection points for forklift chargers (8 connections);
- Direct ignition heaters (minimum room temperature 5 °C);
- Dock shelters with bumpers and wheel guidance;
- LED Lighting
- ESFR – Sprinkler system;
- Fire detection and evacuation installation;
- Floor flatness DIN 18202, zeile 4;
- Hydraulic dock levellers (8 tons), electrically operable;
- Skylights in the expedition zone;
- Maximum floor load warehouse: 4,000 kg/sq.m.;
- Motion detector per hallway zone;
- Point loading underneath the shelving is 7200 kg;
- Racking included;
- Sanitary fittings;
- Sufficient 230v and 400v connections (physical capacity 175, contract capacity 58 kW);
- Operational office with drivers entrance.

Specifications (Continued)

Mezzanine

- Clear height: 5.50 m;
- Server room (temperature controlled);
- Tilting gate.

Outside

- 38 car parking spaces;
- Closable electric access gate;
- Concrete paving stones;
- Chargers for passenger cars;
- Exterior lighting;
- Sewer system;
- Site is fenced with a 2-metre-high double rod fence.

Specifications (continued)

Office

- Building LED-lighting, average of 250 lux, 1 metre above floor surface;
- Cable ducts for data, phone and internet;
- Ceiling system equipped with integrated LED-lighting (500 lux);
- Fire hose reels, in compliance with the requirements set by the fire department;
- VRF climate system (21°C);
- Mechanical ventilation system;
- Pantry room on both floors;
- Smooth finished floors in the offices;
- Toilet facilities on both floors;
- VRF climate system (21°C).

The facilities shaded with an asterisk (*) will be provided 'free of charge' to tenant be made available to the tenant free of charge. The lessee may therefore use these facilities, but these facilities are not part of the leased property. The lessor does not guarantee the operation of these facilities.

Any replacement or maintenance of these facilities is entirely at the tenant's expense. These facilities must be left behind in the leased property at the end of the lease.



Description

General

Available: A high-quality developed logistic distribution center, strategically located at the Rhôneweg in the port of Rotterdam next to the A15 (Europoort-Rotterdam-Nijmegen).

Rhôneweg 78 is a high-quality developed logistic distribution center with its own access gate. The size of the building is approximately 7,609 sq.m. including mezzanine and office space. The warehouse space meets all modern and high-quality user requirements, including sufficient loading docks, a clear height of 10,5 meters and a maximum floor load of 4.000 kg/m².

Cadastral designation

Municipality of Rotterdam, Section AL, number 1034, Size 38,662 m² (partial).

Indexation

The rental price will be indexed annually in accordance with the consumer price index figure (CPI) as published by Statistics Netherlands in The Hague (2015=100).

Description (continued)

VAT

The rental price is subject to VAT. If a rent subject to VAT cannot be opted for, the above-mentioned rents will be increased by an amount to be determined later.

Use

At all times, the Tenant is fully responsible for applying for any necessary approvals and/or permits from the competent authority to occupy the site.

If, after signing the lease, it becomes apparent that the Tenant's use is contrary to the public or private law zoning applicable at the location, the Tenant can never hold the Landlord liable for this. Checking whether the intended use is permitted under public or private law is entirely the Tenant's responsibility.

Security

Bank guarantee amount to be determined after credit check on the potential tenant.

Payments

Quarterly or monthly in advance.

Year of construction

2018.

Rental agreement

The lease will be drawn up on the basis of the standard model of the Real Estate Council (ROZ) with accompanying General Conditions, filed and registered with the Registry of the District Court in The Hague.

It should be emphasised that this non-binding information may not be regarded as an offer or quotation.

Rights

No rights may be derived from this information.

WWFT (Prevention of Money Laundering and Financing of Terrorism)

As a broker and valuer, we are obliged to comply with the guidelines of the Money Laundering and Terrorist Financing (Prevention) Act (Wwft).

As a result of the above legislation, we are required to conduct a client survey of sellers and buyers, for which the following documents must be provided.

- Extract from the Chamber of Commerce;
- Copy of valid identification document of the authorised signatory (without photo and BSN).

Privacy

Ooms respects your right to privacy and guarantees that your personal and business data will be treated in a confidential and responsible manner, in accordance with the guidelines set out in the General Data Protection Regulation (AVG).

Description (continued)

Disclaimer

The Rental Information is exclusively intended to give prospective tenants the opportunity to investigate (or have them investigate) its accuracy and completeness. In this context, the following applies:

1. The descriptions, dimensions, data concerning the structural condition, photographs and all other data have been provided to the best of our knowledge and ability on the basis of currently known data. Deviations from the current situation are therefore possible. The photographs and other data included in the Letting Information may also include other properties than the relevant property.
2. If an opinion appears directly or indirectly from the Letting Information and/or data, that is a personal opinion of the Lessor or its directors or employees and/or third parties engaged by the Lessor for that purpose, all this based on the data currently available. No rights may be derived from such an opinion and/or the standards used by the lessor or third parties for that purpose.
3. No employee of the lessor and no third party engaged by the lessor (including the property consultant) is authorised to issue (guarantee) statements regarding the registered property.

The candidate and his representative, if any, can never invoke the inaccuracy or incompleteness of the rental information against the Landlord or its directors or employees or third parties engaged by the Seller (including the property consultant), nor that he has not been given sufficient opportunity to ascertain the accuracy and completeness of the information provided, nor that he has not had the opportunity to conduct any other investigation in the broadest sense of the word.

This non-binding information has been compiled with the greatest possible care. However, Ooms Makelaars Bedrijfshuisvesting B.V. and its client(s) cannot accept any liability for the accuracy of this information, nor can any rights be derived from the information mentioned. This information is not intended as an offer. By accepting the various conditions stated or making an offer, whether or not different, the client(s) and Ooms Makelaars

Bedrijfshuisvesting B.V. are not bound, not even to make a counter-offer. A tenancy agreement shall only be concluded by notification of an acceptance by the lessor which corresponds to an offer in all respects (and therefore also in subordinate points).

Rack Specifications

Warehouse Layout

- 2 single-sided pallet racks, each consisting of (20 x 3600 mm) sections. The total length per rack is 74,100 mm.
- 11 double-sided pallet racks, each consisting of (20 x 3600 mm) sections. The total length per rack is 74,100 mm.

Height Layout

Each section includes 4 sets of beams, allowing for 5 levels of stacking (including ground level).

Level	Beam Level	Net Height
0	-	1940 mm
1	2100 mm	1940 mm
2	4200 mm	1940 mm
3	6300 mm	1940 mm
4	8400 mm	Top mm

Technical Specification

Calculation: Performed according to EN-NL-15.512-R2-ST-1.88.

Frames: Height 8450 mm, depth 1100 mm. Type PLFB 16 with profile 100/65/2.5 S355MC (width/depth/thickness steel grade).

Beams: Type PNB 0466 with dimensions 3600/160/50/1.75 S325 (length/width/depth/thickness steel grade). Beam adjustability is in 50 mm increments.

Color

- Frames: Uprights RAL 5015 (Sky Blue), bracing GALVA.
- Beams: RAL 2004 (Pure Orange).
- Protections: RAL 1004 (Golden Yellow).
- Baseplates: GALVA.
- All colored components are finished with a polyester epoxy powder coating.

Anchoring

2 anchors M12x100mm per baseplate, conforming to EN-15.512. Minimum drilling depth: 110 mm.

Load Capacities

- Maximum 3000 kg uniformly distributed load per set of PNB 0446 beams (3600 mm).
- Deflection: Maximum L/200.
- Maximum 12,096 kg per frame with the specified beam configuration.
- (100% uniformly distributed load).

Pallet Type

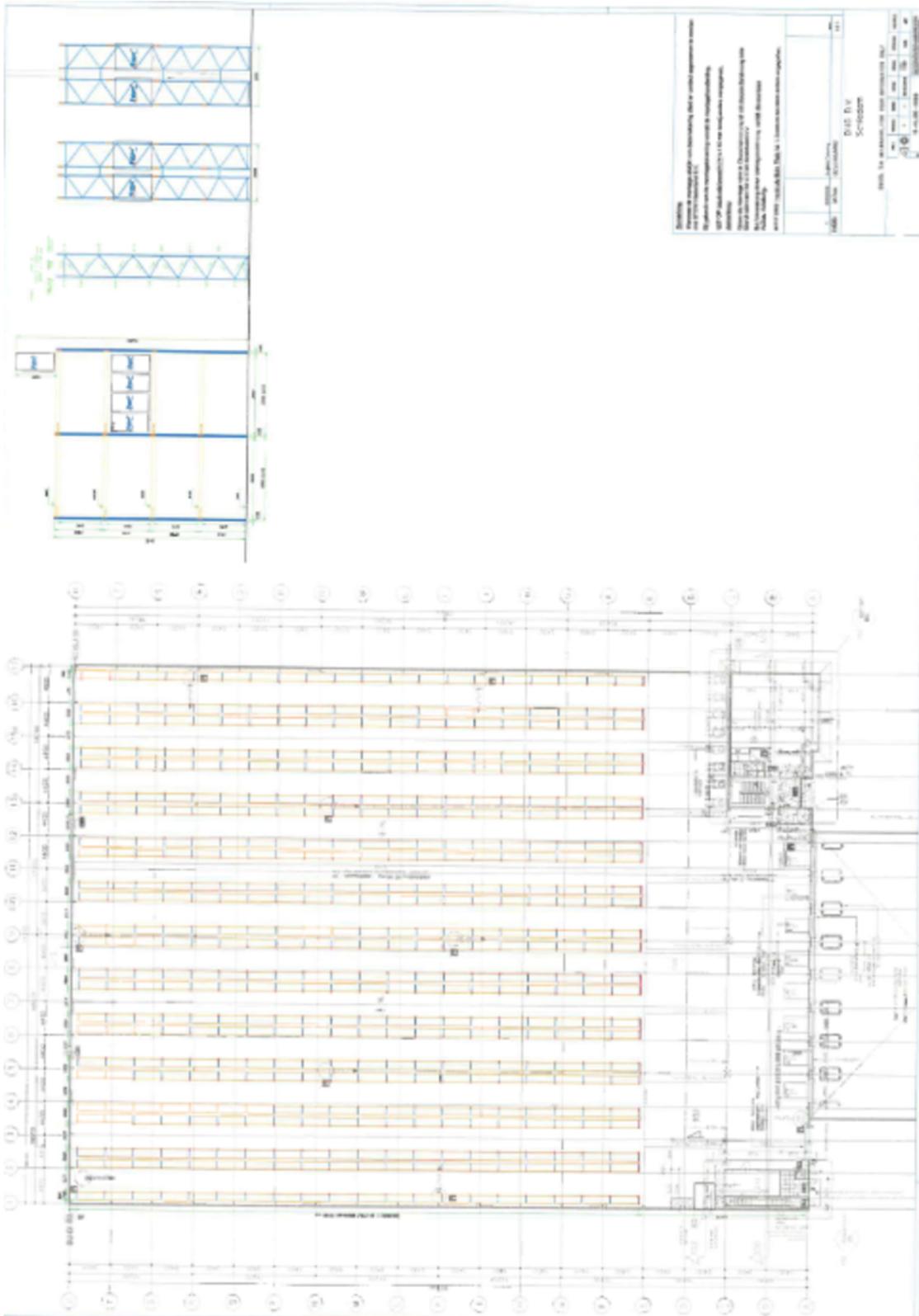
Wooden pallets.

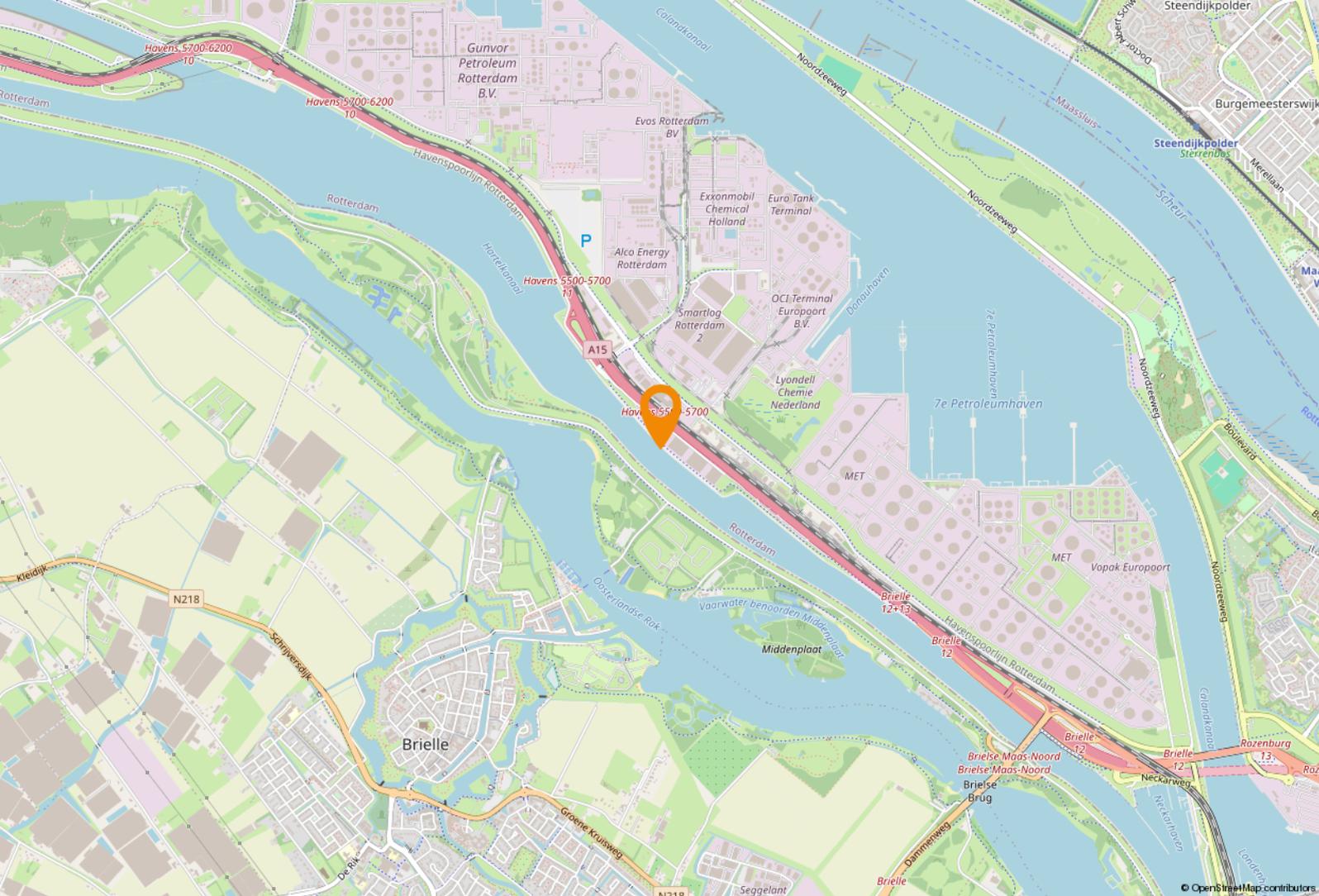
Capacity

Total: 9600 pallets of dimensions 800 mm x 1200 mm x 1800 mm (width x depth x height), with a pallet weight of 750 kg.

Load dimensions: 800 mm x 1200 mm (width x depth).

Rack layout





Location

Accessibility

The distribution centre is strategically located on Rhônweg in the port of Rotterdam, directly on the A15 (Europoort - Rotterdam - Nijmegen) motorway. This motorway offers a fast connection to the A4 (Amsterdam) and the A16 (Moerdijk - Antwerp). The building is part of the Europoort district in the port of Rotterdam and is close to Distripark Botlek.

The port of Rotterdam is Europe's largest seaport, with a total area of about 12,500 ha and 80 terminals.

Parking

38 marked on-site parking spaces.

Zoning plan

At the Municipality of Rotterdam, the immovable property falls within the zoning plan: 'Business' adopted by Council Decision of 23 April 2015.

Article 8 Business - 6

8.1 Zoning description

The grounds designated for 'Business - 6' are zoned for:

8.1.1 Destinations.

- (a) distribution activities;
- b) other port-related activities, including port facility services, testing laboratories for the maritime sector and logistics services;
- (c) facilities, such as wastewater treatment, air treatment systems, vapour and odour treatment installations and electricity generation other than by means of wind turbines, which serve the uses referred to under a and b;
- (d) business-related offices;
- (e) (rail) roads and paths;
- f) water and water management facilities;
- g) quays, embankments and mooring facilities;
- h) loading and unloading facilities
- i) cables and (pipe) lines;
- j) utilities, green areas and parking facilities;
- k) fences and noise protection facilities.

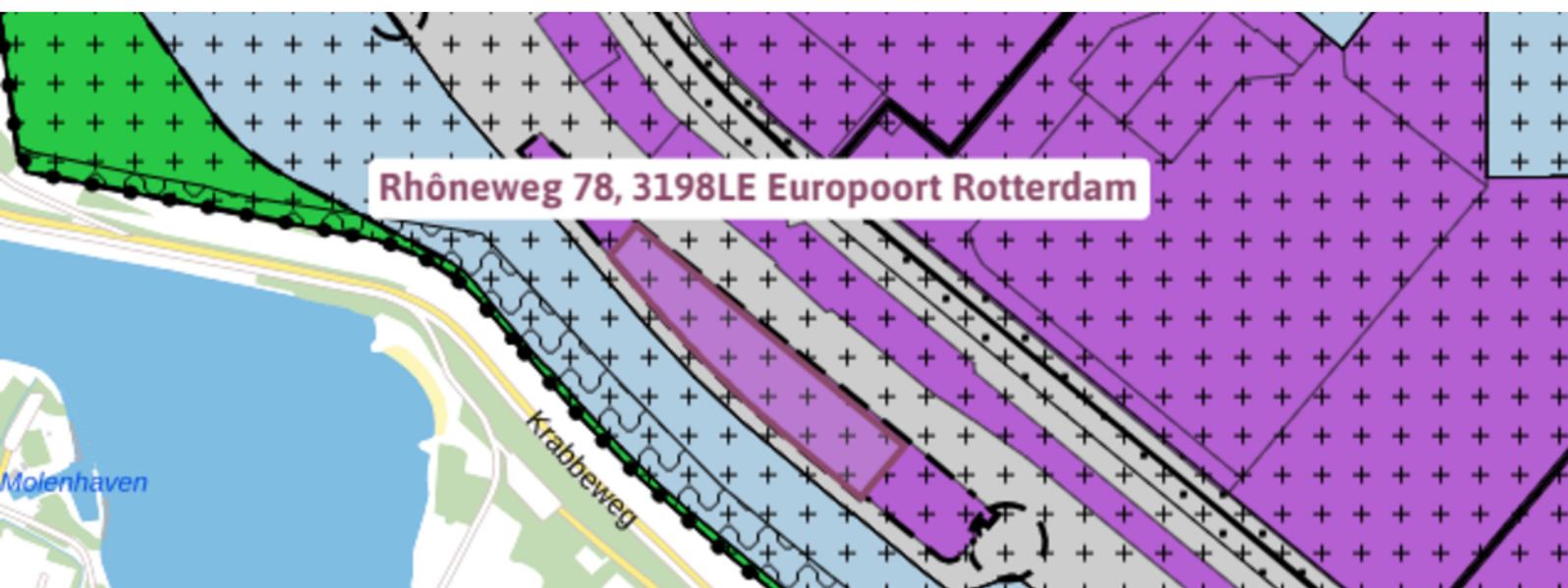
8.1.2 Designations

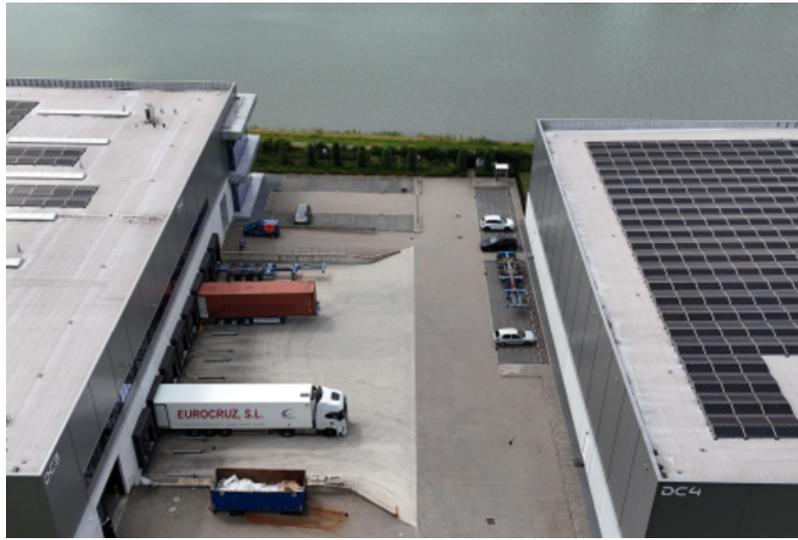
On the grounds of the indication 'specific form of business - 1' on the image maritime services, and the accompanying facilities as meant in article 8.1.1 under c; where on the imagination the indication 'wind turbine' indicates a wind turbine.

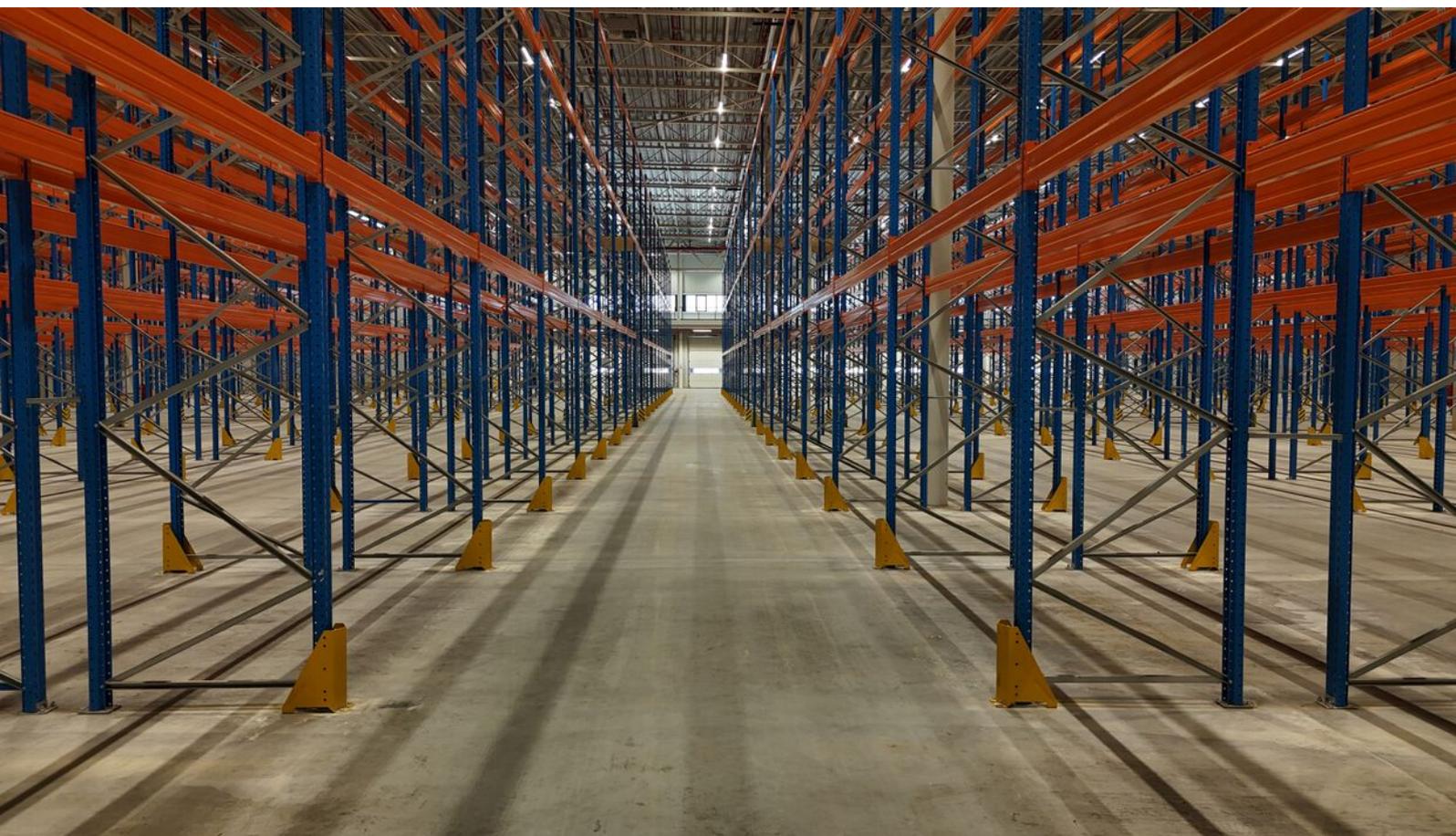
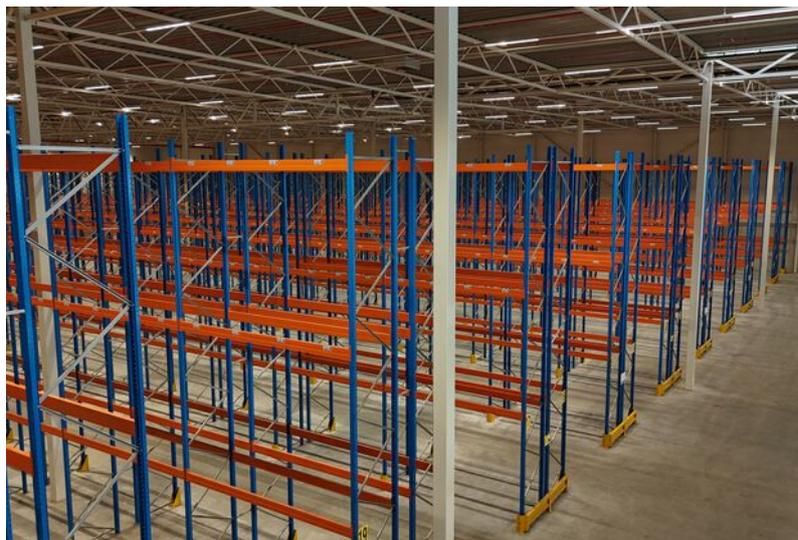
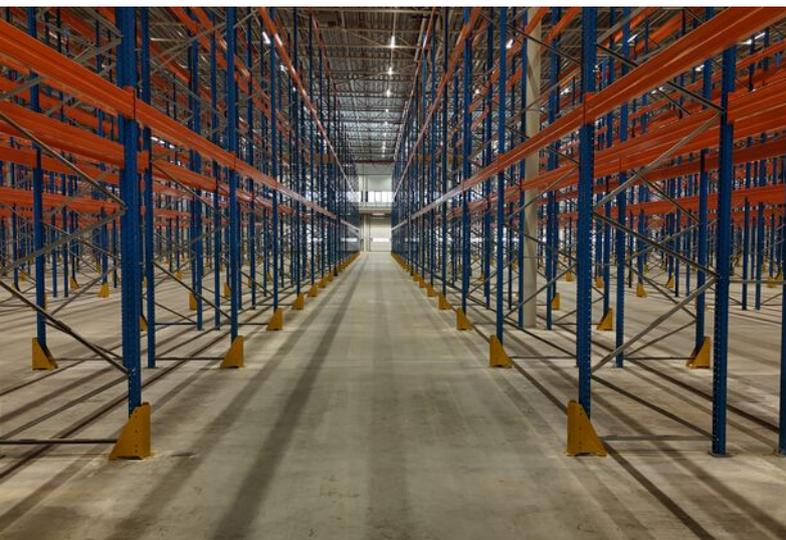
8.1.3 Dual zoning

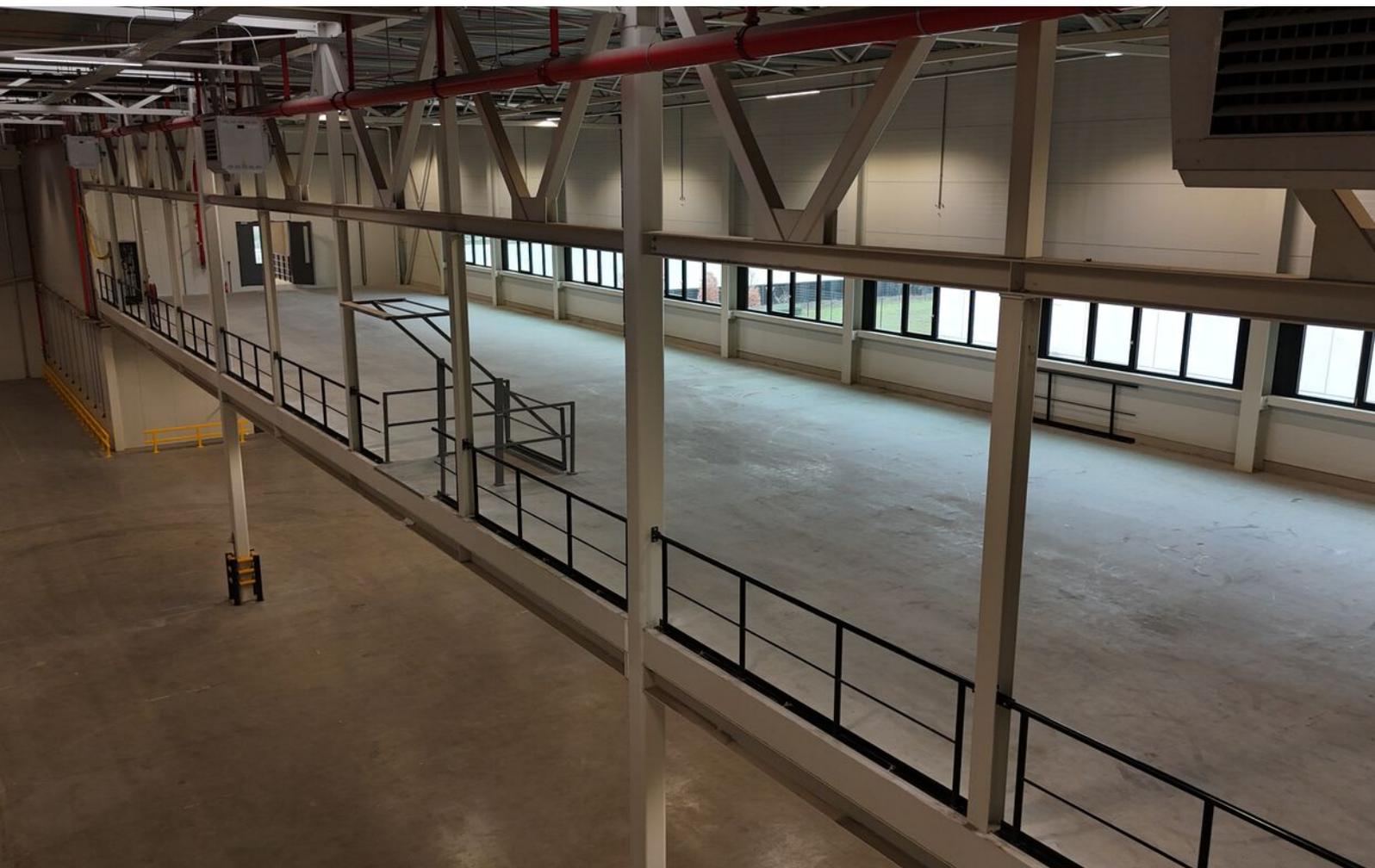
'Value - Archaeology - 1', insofar as the grounds are also zoned as such.

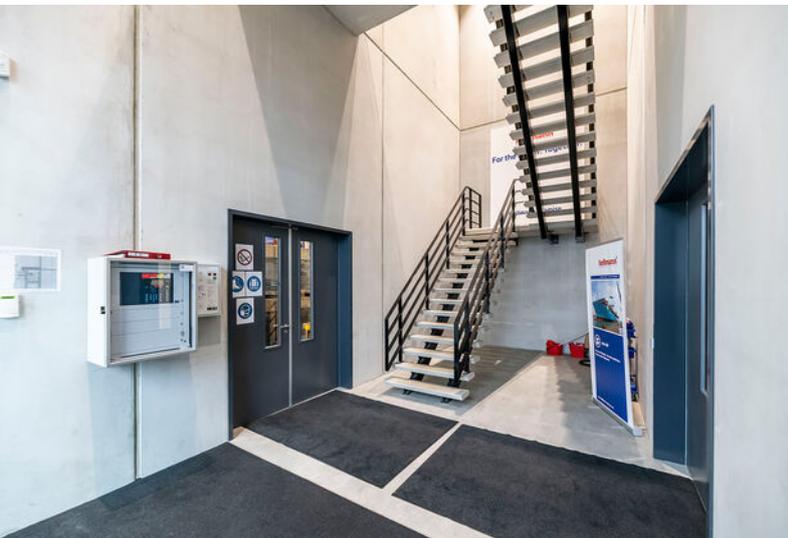
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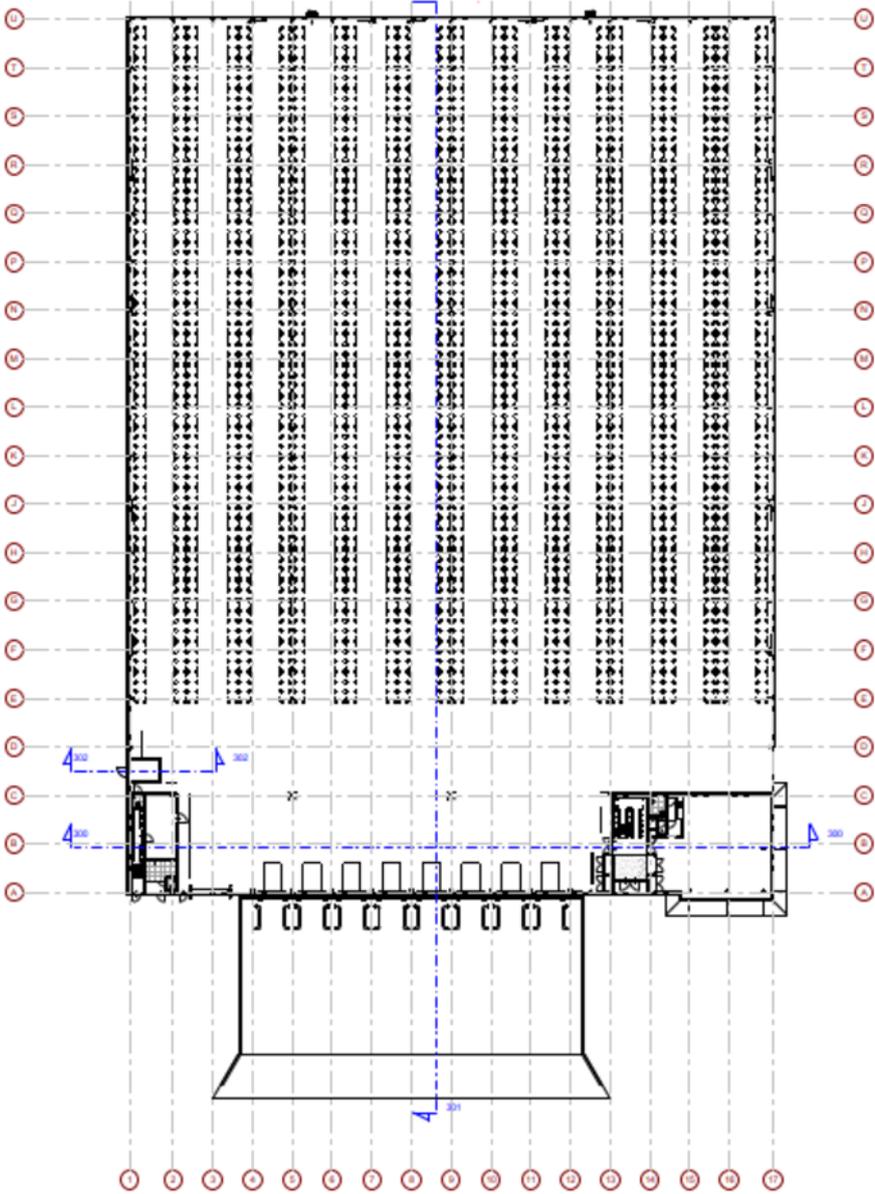




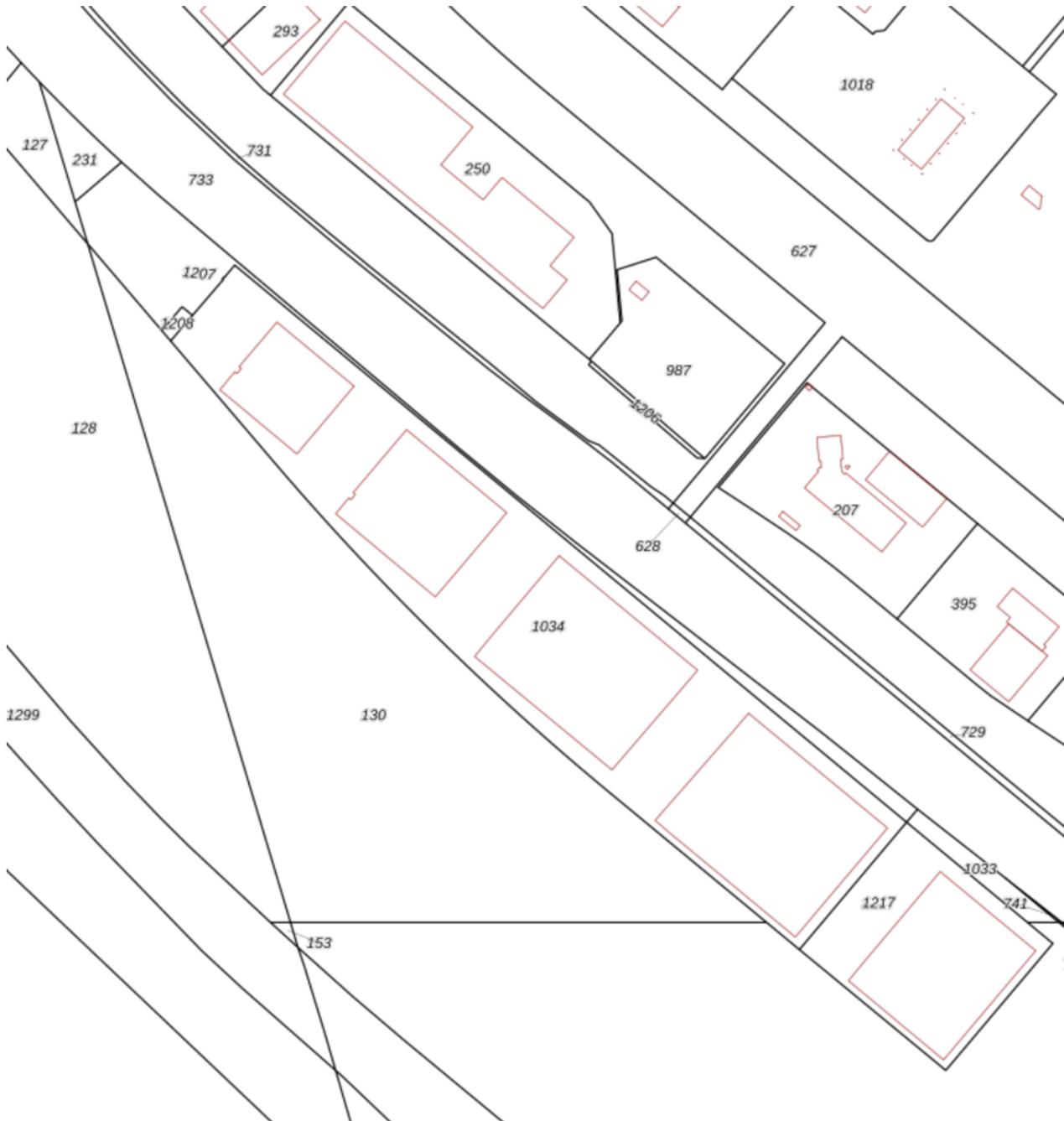




Plattegronden



Cadastral map



Address

Rhonestweg 78

Municipality

Rotterdam

Surface

Approx. 38.662 m² (partially).

Postal code / City

3198 LE Rotterdam

Section/ Number

AL / 1034

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Jeroen van der Meer

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Vincent Keiman

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Directeur - Partner
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Joost van der Linden

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Nikita Gommers

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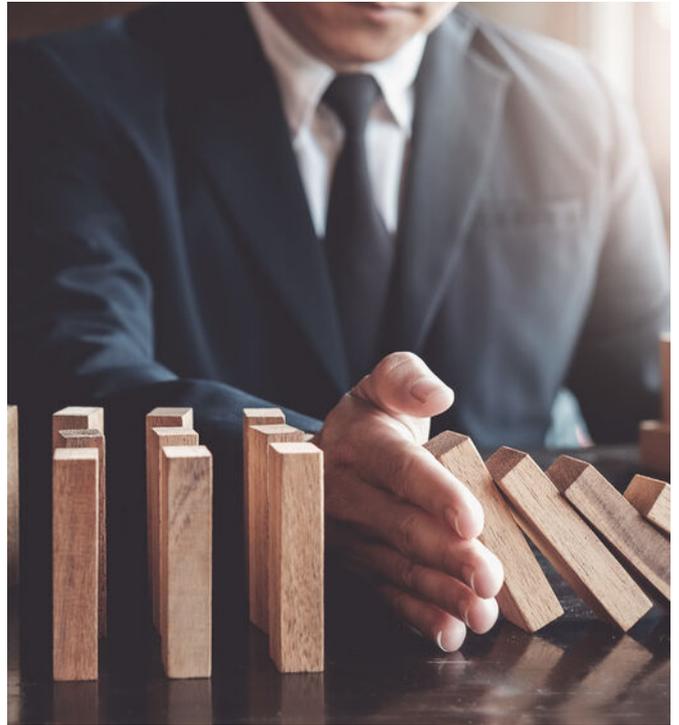
Maaskade 113, 3071 NJ Rotterdam

Request information or plan a viewing? Call: 010 - 424 8 88

Business insurance

If you're self-employed, own a sole proprietorship, or are a director-shareholder, you want to protect your business as effectively as possible. Because besides growth and forming great collaborations, things can also go wrong. You might be held liable by a client or get into a dispute with a supplier.

It's not just about the 'normal' dangers that apply to everyone: fire, theft, and disability. It's also about risks that are specific to a business. Think, for example, of business liability, cyber risks, and personnel risks. Moreover, your specific industry may also have its own risks such as possible inventory loss or interrupted supply.



What insurance should I take out?

Based on your specific situation, we will conduct an assessment to find a suitable insurance solution. Most insurances are not mandatory, but they are helpful. Depending on the risks that you as an entrepreneur can or cannot/wish to bear, we will assess which insurances we deem necessary. The most common insurances include a business and/or professional liability insurance, an inventory and goods insurance, and a disability insurance.

- ✓ We find the best terms and premiums for your company.
- ✓ You are always assured of expert advice.
- ✓ A dedicated point of contact.
- ✓ Choice from 15+ insurers.
- ✓ The first appointment is on us.



Here's a selection of our insurances

Staff

Insurances for issues like absenteeism, accidents, and liability.

Personal

Insurances for disability and professional liability.

Business

Insurances covering goods, inventory, tenant improvements, business assets, fleet, buildings, glass, and business travel.

Internet

Insurances related to cyber risks: damage caused by malware, ransomware attacks, and reputational damage.



Your personal insurance advisor

Your advisor assists in obtaining insurances that are suitable for your company. With the business risk analysis, your most significant business risks, entrepreneurial risks, employer risks, and existing insurances are analyzed and evaluated. You gain insight into the risks and which measures are relevant to your company.

You can always count on us. Through close collaboration with all insurance companies, we can act quickly. This allows you to focus on what you do best: entrepreneurship.

You can also insure the following

Business Car Insurance

We offer 3 different types of business car insurance: Third Party Liability (TPL), Third Party Liability with limited coverage (Plus), and Comprehensive coverage (All-risk). This ensures you have insurance that fits your specific situation.

If necessary, you will receive legal assistance in disputes concerning the company car. For example, when claiming passenger insurance. Damage to the driver and passengers is covered, as well as damage to items in or on the vehicle resulting from the accident. Even if you are not liable for the damage, you are insured. Convenient, isn't it?

Are you opting for business use of a private car, a company-owned car, or business leasing? The most favorable option depends on several factors, such as the number of kilometers you drive privately and your initial capital. Together, we can determine the best way of Business driving for you.

Would you like to schedule an appointment or do you have a question?

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verzekeringen@ooms.com.

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