

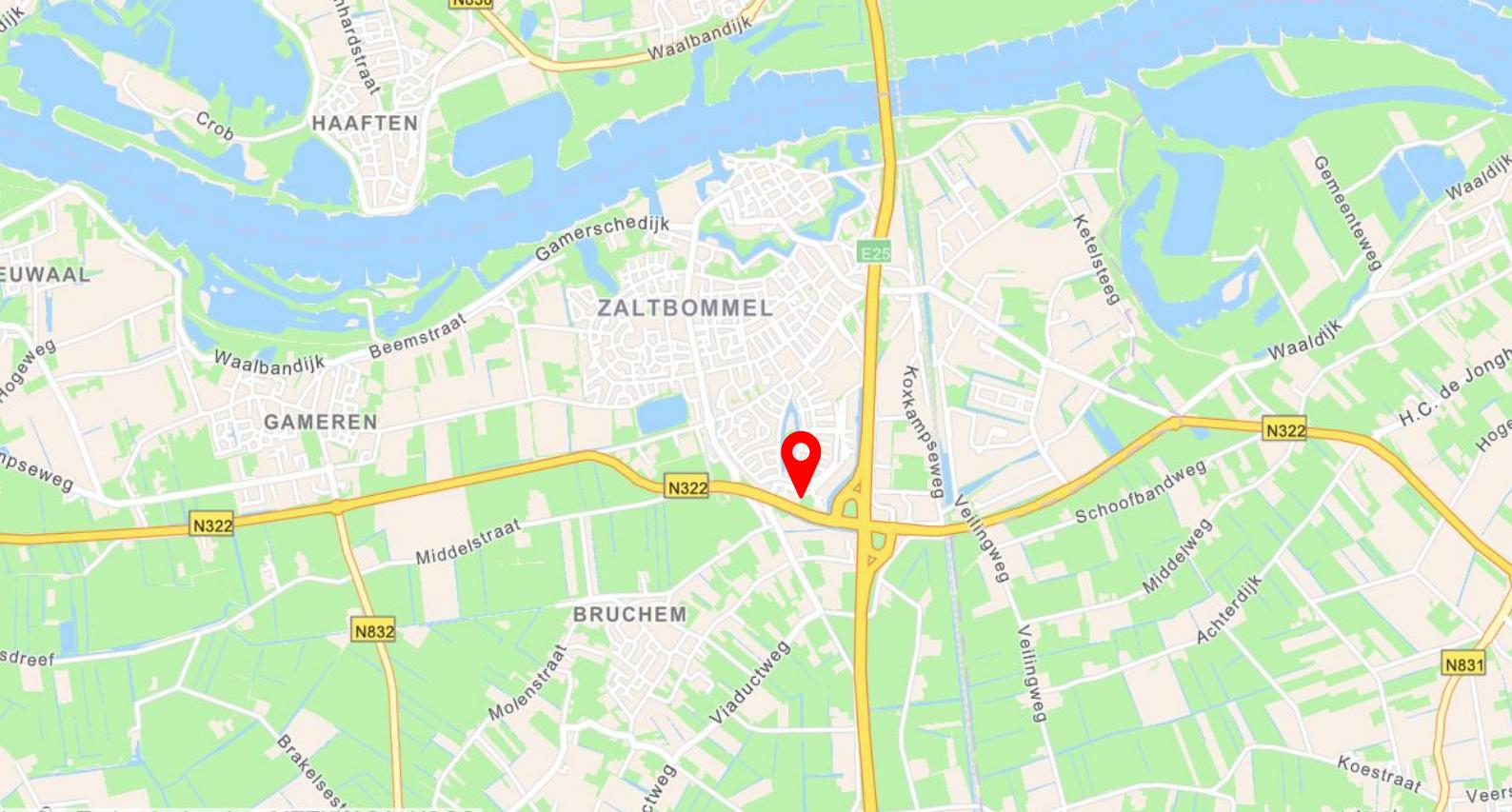


For lease

Hogeweg 123
Zaltbommel

jll.nl

 **JLL** SEE A BRIGHTER WAY



Location

Business park De Waluwe is located on one of the top locations, directly along the A2 in Zaltbommel. Due to the high quality standards of the Zaltbommel municipality, the park enjoys an exceptionally pleasant working and living environment.

Daily, more than 90,000 vehicles pass Business Park De Waluwe via the A2, the most important north-south connection in the Netherlands. The distinctive bridge over the Waal has greatly improved Zaltbommel's accessibility. Just to the north lies the A15, the main hinterland connection from Rotterdam Airport to Arnhem-Nijmegen and Germany.

The office building is optimally accessible by public transport thanks to direct train connections to Den Bosch, Eindhoven, and Utrecht. Both the train station and bus stop are within walking distance.

In the immediate vicinity, you'll find the Van der Valk Hotel Zaltbommel with various facilities including hotel, restaurant, bar, meeting rooms, and a fitness center. The area is home to several prominent national and international companies, including the headquarters of Adecco Netherlands, which is also a tenant of this office building. For daily shopping needs, there is a shopping center within walking distance, perfect for a visit during lunch.

Accessibility

By Car

Due to the direct location of the office park along the A2 highway (Amsterdam-Maastricht), the property is optimally accessible by private transport. Utrecht is approximately 20 minutes away by car, while Den Bosch is about 10 minutes from the location.

Public transport

There is a bus stop in front of the office building with direct connections to Zaltbommel Railway Station. The railway station is approximately a 25-minute walk away.

Property information

The impressive office building consists of approximately 5,231 sq. m. LFA of modern office space divided over four floors.

On the ground floor to the left side, a transformation is currently taking place where a reception and meeting area accessible to all tenants of the building, will be realized. This vibrant place will become the heart of the building where all tenants can come together, spontaneous conversations arise, and creative collaborations emerge.

The available office spaces are delivered as a shell, which gives the freedom to create a work environment that perfectly matches your company's vision.



The landlord is happy to help you design the office space completely according to your business needs, fully aligned with your own identity and working style.

The atmospheric impression photos show the layout and decoration of the first floor, which was renovated by the current tenant in 2023 and has become an absolute eye-catcher. The design is characterized by many open spaces with glass, creating a bright and informal atmosphere. The clever combination of open and enclosed workspaces creates a dynamic work environment where productivity and creativity come together.

Available floor space

For lease, approximately 1,753 sq. m. LFA of office space is currently available, and is divided as follows:

Floor	Surface
Ground floor	Approx. 433 sq. m. LFA office space
3 th floor	Approx. 1,320 sq. m. LFA office space
Total	Approx. 1,753 sq. m. LFA

Partial leasing is possible from approximately 215 sq. m. LFA of office space.

The measurements have been determined in accordance with a NEN 2580 measurement report.

Parking

The office building offers excellent parking facilities with approximately 200 dedicated parking spaces (parking ratio 1:26), more than enough for all tenants and their visitors. For additional parking needs, there is sufficient free parking available in the nearby public parking area.

Delivery level

The office building features:

- Two elevators and a stairwell;
- Disabled toilet on the first floor;
- Separate ladies' and men's rooms' toilets per floor;
- System ceilings with ceiling tiles (if desired);
- Led lighting;
- Floor covering ready;
- Multiple ventilation with top cooling;
- Opening windows (turn/tilt);
- Signing possibilities in and around the object.



Rental conditions

Office space:
€ 135.00 per sq. m. LFA per year.

Parking spaces:
€ 450.00 per parking space per year.

The above prices are payable in advance on a quarterly basis.

All mentioned amounts are exclusive of VAT.

Service Charges

€ 50.00 per sq. m. LFA per year.

Energy label

The building has an energy label A.

Lease term

Five years with extension periods of five years each.

Lease term / commencement

To be determined.

VAT

The landlord wishes to opt for taxed rent. In the event that the tenant is unable to set off the VAT, the rent will, in consultation with the tenant, be increased to compensate for the consequences of the elimination of the option of opting for VAT bearing rent.

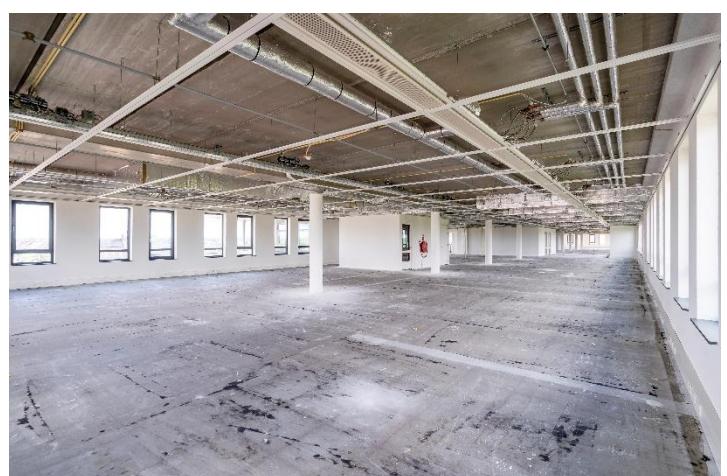
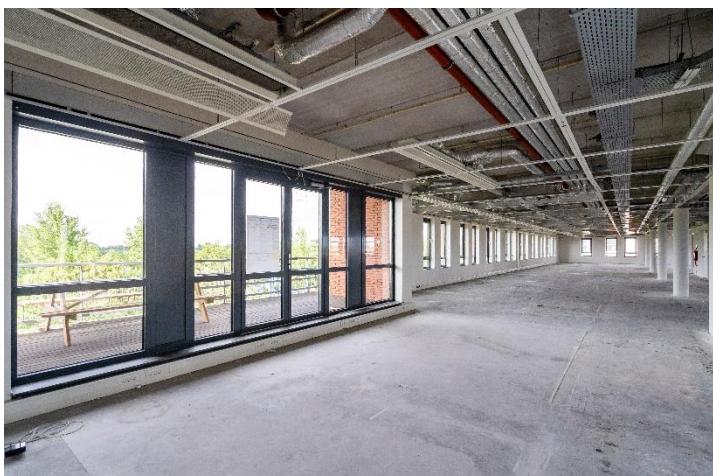
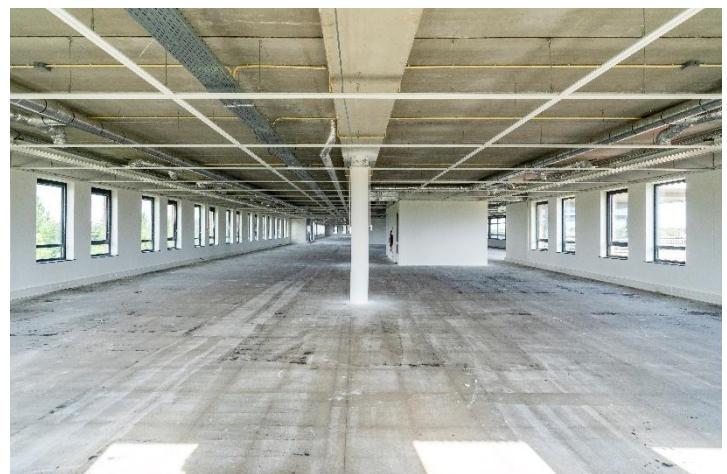
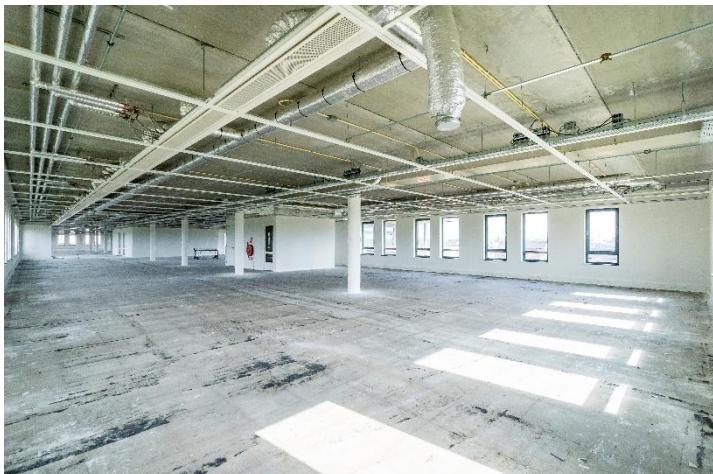
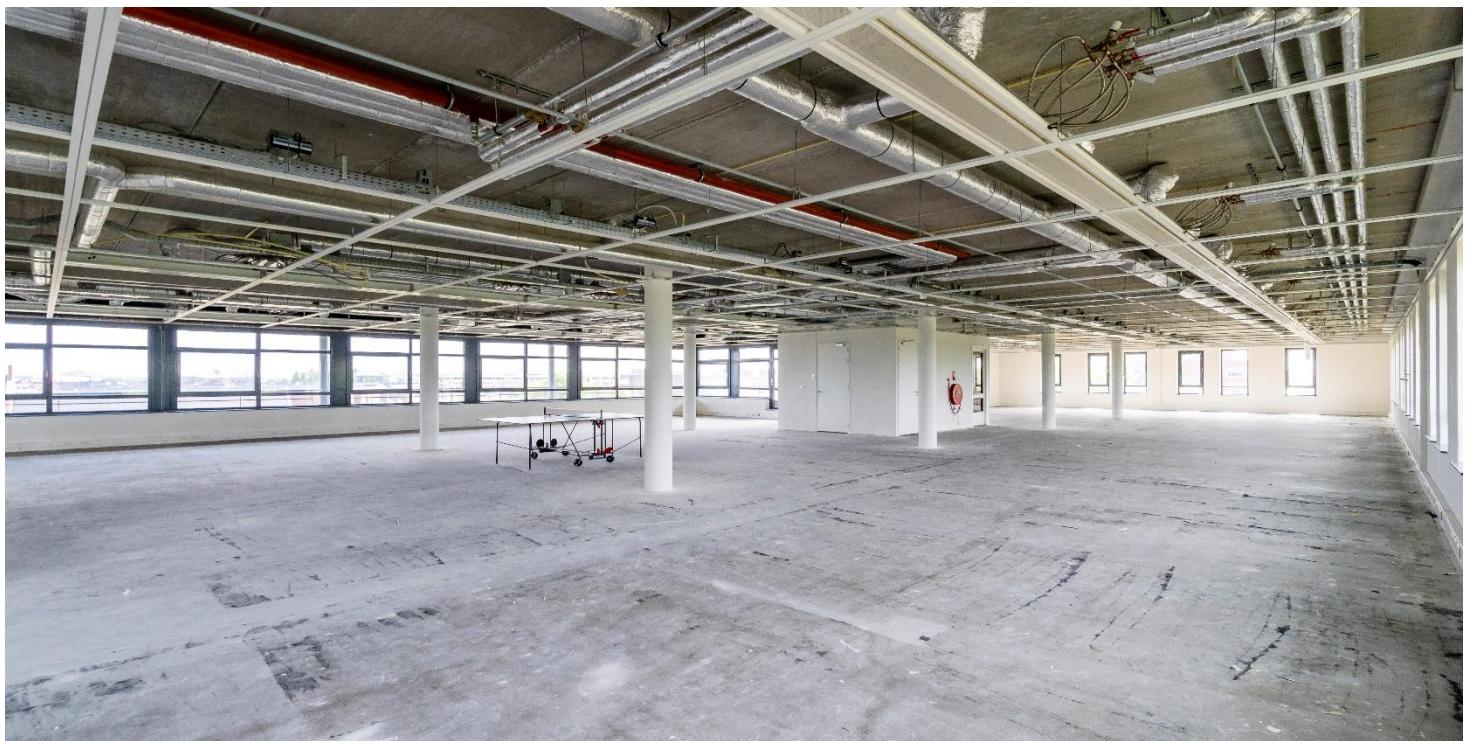
Lease agreement

The model drawn up by the Council of Real Estate (ROZ) 2015. with accompanying General Provisions.

Photos exterior



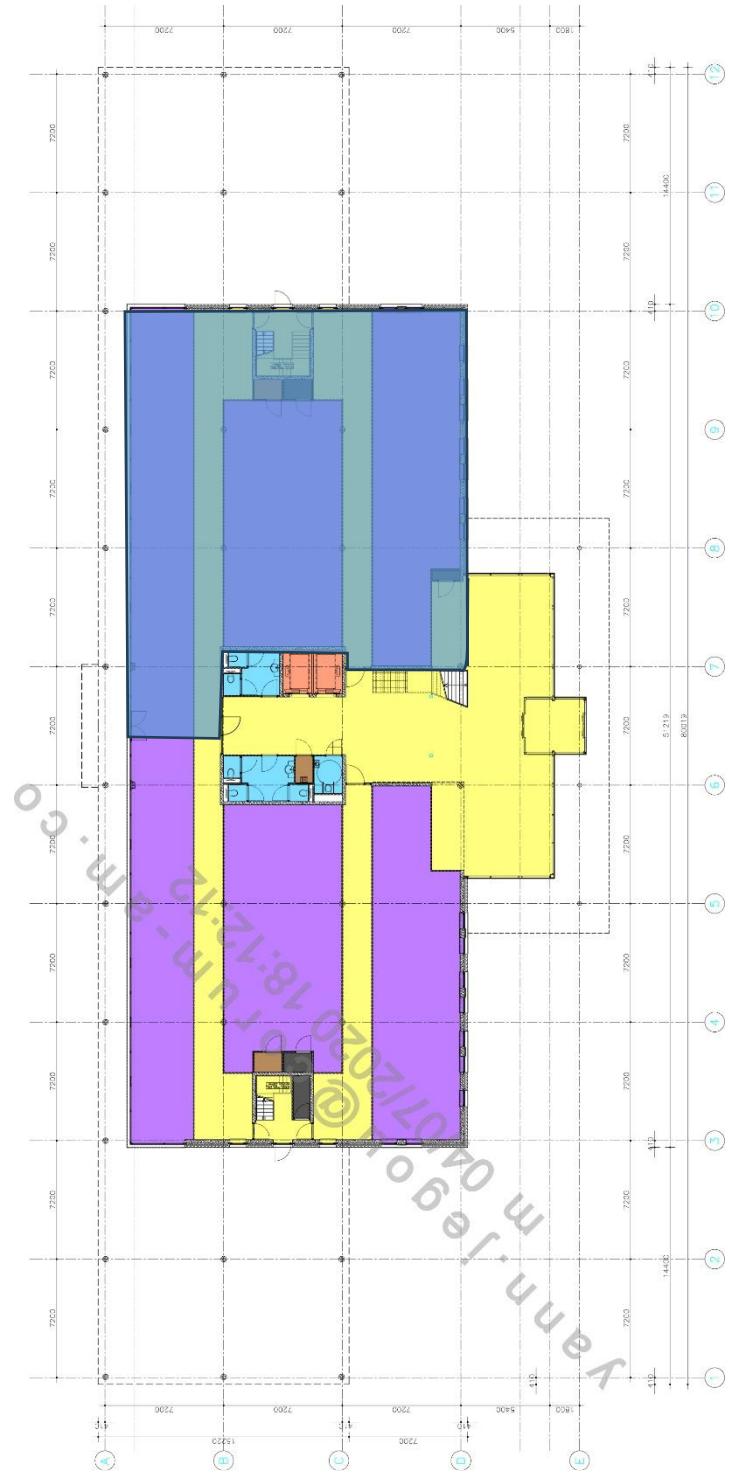
Photos – third floor



Atmosphere impression

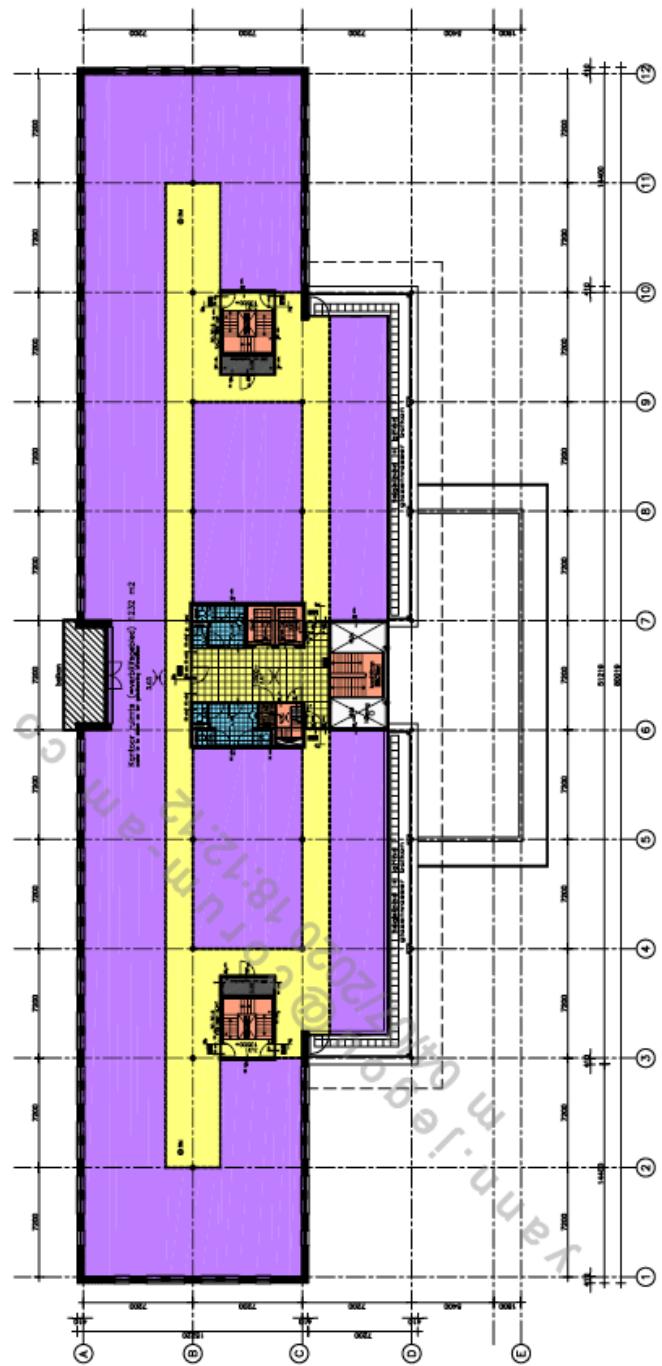


Floor plan - ground floor



Available office space

Floor plan - third floor



Impression - ground floor



begane grond - indeling slechts ter indicatie

Impression - third floor



3de verdieping - indeling slechts ter indicatie

Contact

Romy Rooijakkers

Agency Offices Eindhoven
Romy.Rooijakkers@jll.com
+31 6 82 60 39 50



Liliane Leversteijn

Agency Offices Utrecht
Liliane.Leversteijn@jll.com
+31 6 27 21 96 32



JLL Amsterdam

Parnassusweg 727
Postbus 75208
1070 AE Amsterdam
+ 31 (0)20 5 405 405

JLL Den Haag

Alexanderstraat 4
2514 JL Den Haag
+ 31 (0)70 318 13 13

JLL Eindhoven

Kennedyplein 244A
Postbus 8700
5605 LS Eindhoven
+ 31 (0)40 2 500 100

JLL Rotterdam

Weena 690
Postbus 21190
3001 AD Rotterdam
+ 31 (0)10 4 110 440

JLL Utrecht

Parnassusweg 727
Postbus 75208
1070 AE Amsterdam
+ 31 (0)30 2 843 060

About JLL

We SEE A BRIGHTER WAY forward for our clients, our people, our planet, and our communities.

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties.

A Fortune 500® company with annual revenue of \$20.8 billion and operations in over 80 countries around the world, our more than 106,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated.

For further information, visit jll.com



Presence in over 80 countries



106,000 colleagues worldwide including 180 professionals in the Netherlands



4 offices in the Netherlands with a global mindset



Disclaimer

©2025 Jones Lang LaSalle IP, Inc. All rights reserved. The information contained in this document is proprietary to Jones Lang LaSalle and shall be used solely for the purposes of evaluating this proposal. All such documentation and information remains the property of Jones Lang LaSalle and shall be kept confidential. Reproduction of any part of this document is authorized only to the extent necessary for its evaluation. It is not to be shown to any third party without the prior written authorization of Jones Lang LaSalle. All information contained herein is from sources deemed reliable; however, no representation or warranty is made as to the accuracy thereof.