



Available for lease

Basicweg 8, Amersfoort



SEE A BRIGHTER WAY



Basicweg 8 Amersfoort

This warehouse is located in Amersfoort on business park 'De Hoef', which is an ideal location in the middle of The Netherlands with excellent accessibility through the motorway network.

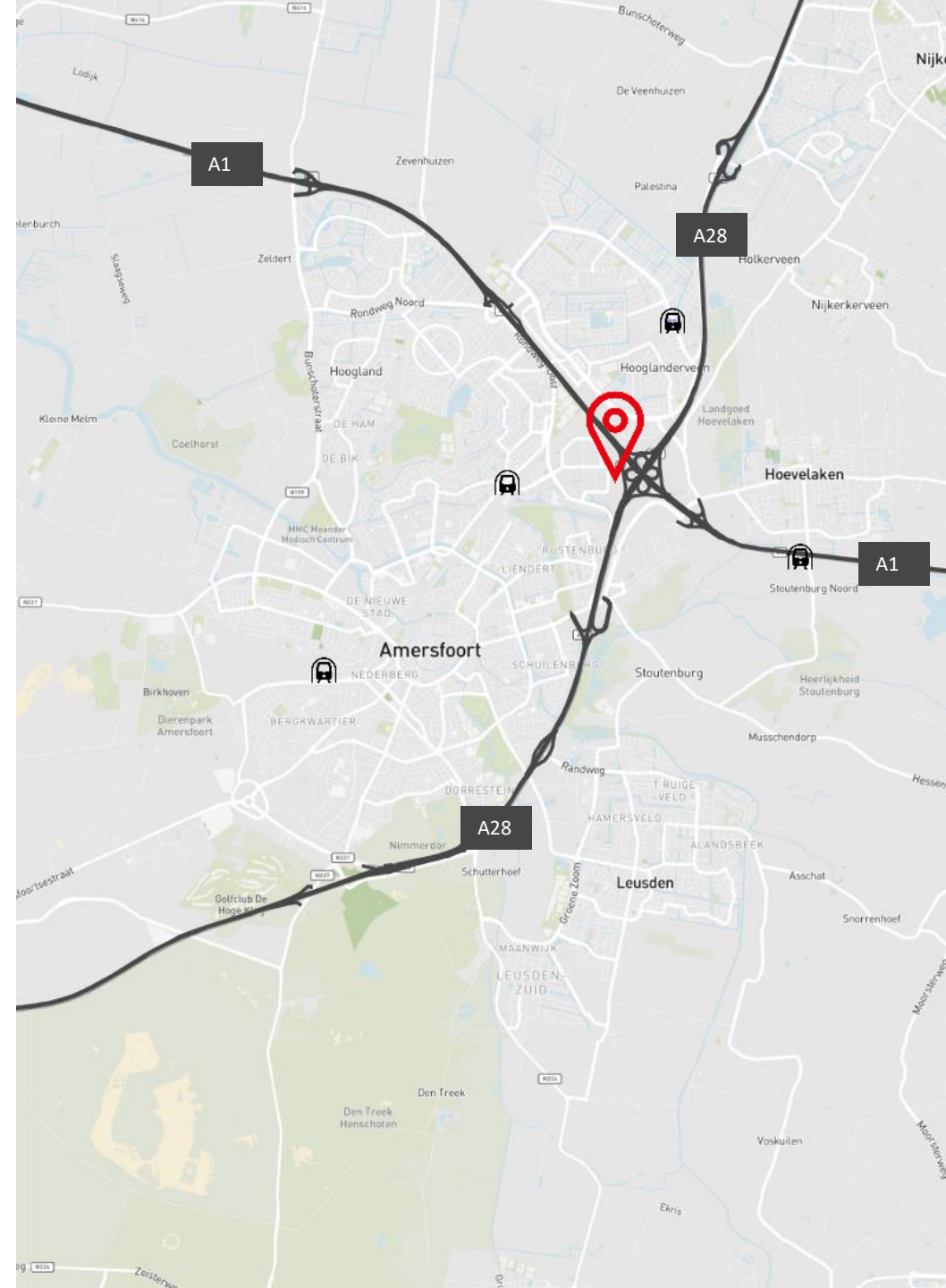
The total property consists of approximately 20,490 sq.m., divided into approximately 14,700 sq.m. warehouse space, approximately 4,952 sq.m. mezzanine and approximately 838 sq.m. office space spread over three floors. In addition, the warehouse features 14 loading docks, 1 ground-level door, 2 freight lifts and a separate outdoor area which can be closed for storage, trailer parking, or extra parking for passenger cars of approximately 5,630 sq.m.. The presence of mezzanine floors (divided over two layers) makes this property ideal for e-fulfillment or e-commerce.

Location

The warehouse is located on the northeast side of Amersfoort on business park 'De Hoef, right in the heart of the Netherlands. Perfectly connected to the motorway A1 and A28. 'De Hoef', which is one of the oldest and proven business parks in Amersfoort is strategically located towards the city center to attract skilled personnel. Some well-known companies located on the business park include Sligro, VDL, PostNL, and DHL.

Accessibility

The business park is located in the southwestern corner of the Hoevelaken Junction (A28/A1). The exit is less than 5 minutes away, making the warehouse easily accessible. In addition to accessibility by private transport, the location is also good accessible by public transportation. The warehouse space is a 10-minute walk from train station Amersfoort Schothorst and a 7-minute walk from the bus stop on Hardwareweg.



Available spaces

20,490 sq.m. is currently available for rent, divided as follows

Description		Surface
Warehouse	Ground floor	14,700 sq. m.
	Mezzanine	
	1 st floor	2,696 sq. m.
	2 nd floor	2,256 sq. m.
Offices	Ground floor	126 sq. m.
	1 st floor	239 sq. m.
	2 nd floor	473 sq. m.

Parking

80 on-site car parking spaces directly next to the leased property.

Additional parking directly across the street which is fully closable outdoor terrain for parking, storage or trailer parking, totaling 5,630 sq.m hardened terrain.

Delivery level

The warehouse will be delivered in it's current state, including among others:

- clear height warehouse approximately 13.5 meters;
- clear height mezzanine approximately 2.8 - 3.2 meters;
- maximum floor load warehouse approximately 3,000 kg/m²;
- maximum floor load shipping area 2,000 kg/m²;
- maximum floor load mezzanine approximately 450 kg/m²;
- 14 loading docks;
- 2 goods elevators;
- 1 overhead door on ground level.



Rent

On request.

The prices are excluding VAT and service charges.

Service charges

To be determined.

Lease term

5 years with 5 years renewal period. The notice period is 12 months.

Commencement date

To be discussed, the warehouse is available per 1 February 2024.

Rent payment

Quarterly in advance.

Lease agreement

Lease of Office Accommodation and other Commercial Accommodation established by the Real Estate Council (ROZ) 2015.

VAT

All amounts exclude service costs and Value Added Tax (VAT).

Pictures



Pictures



Contact



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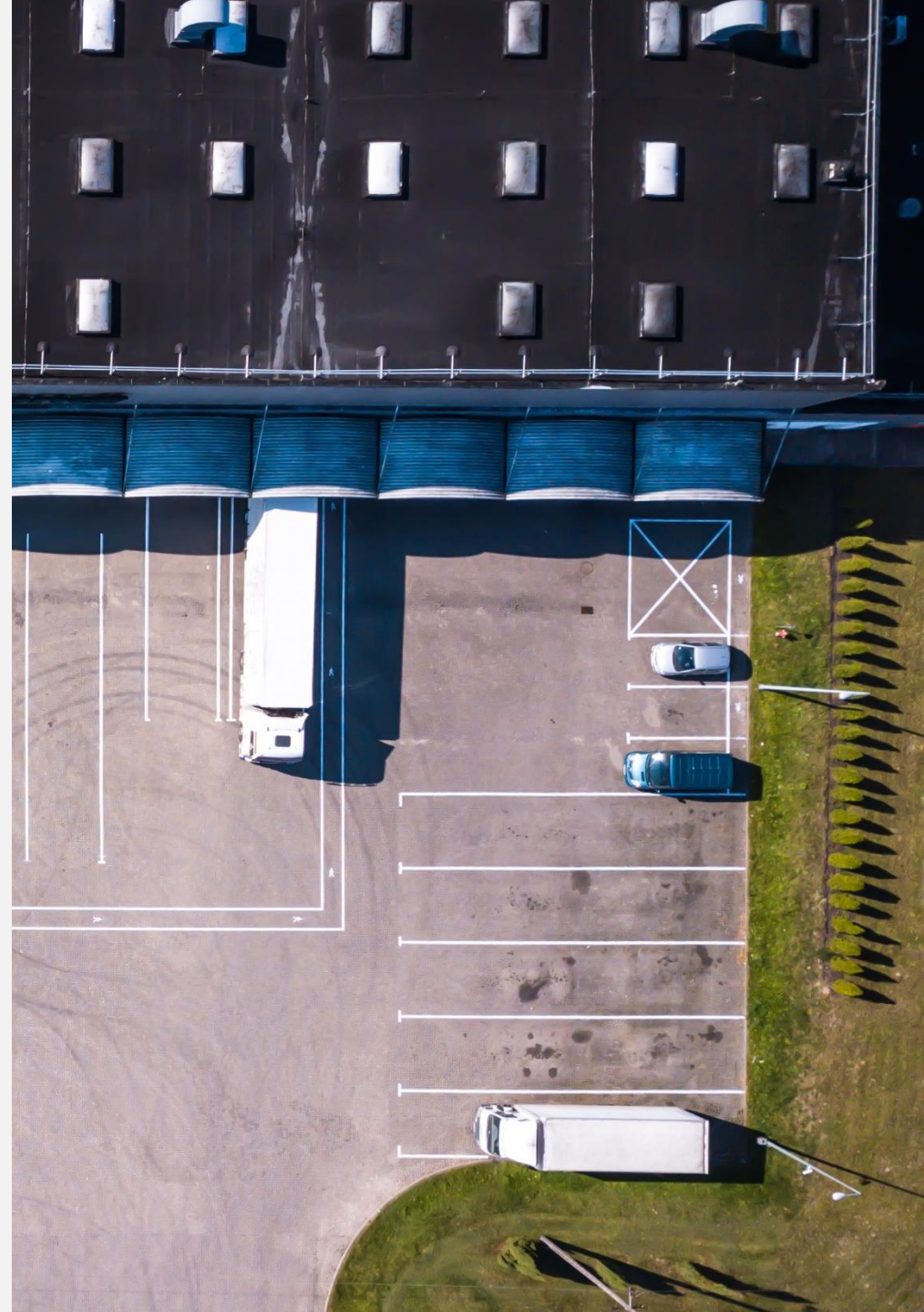
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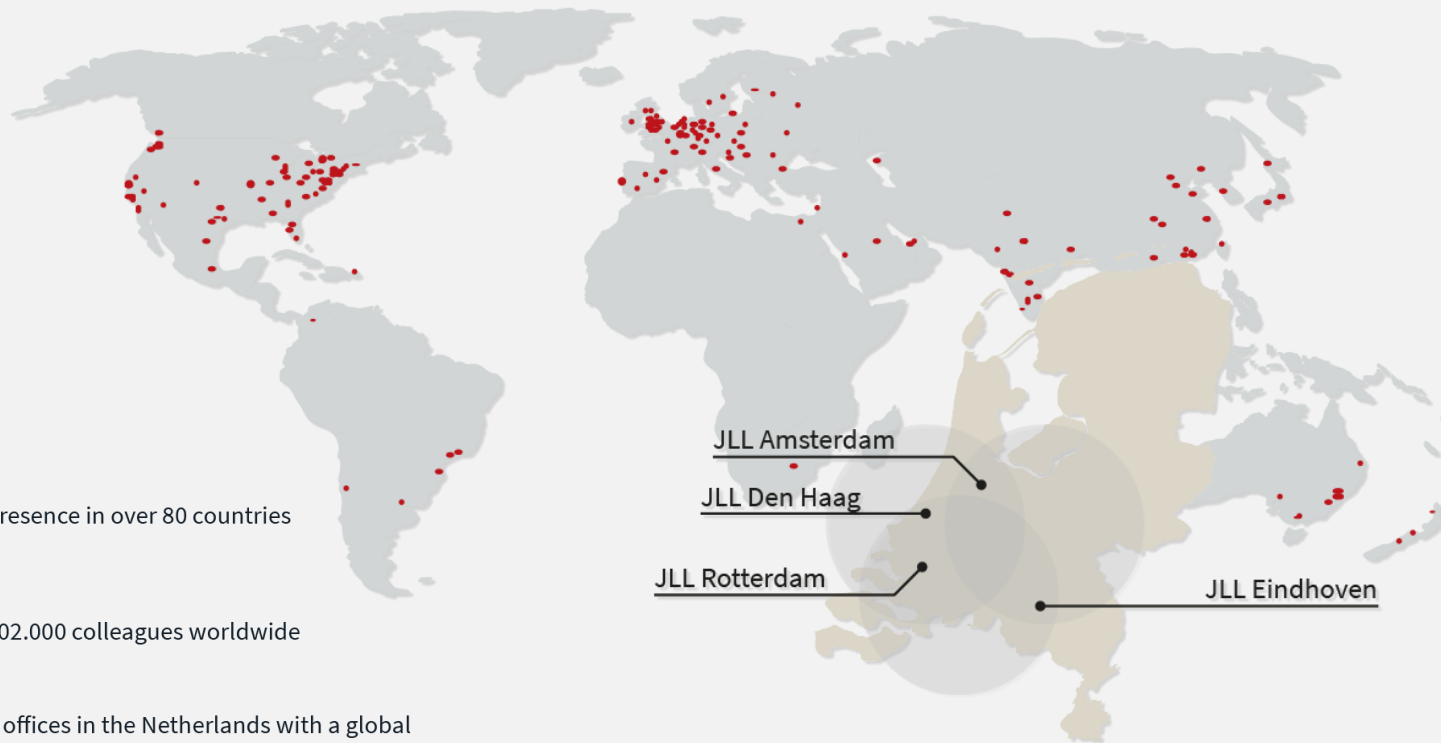


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