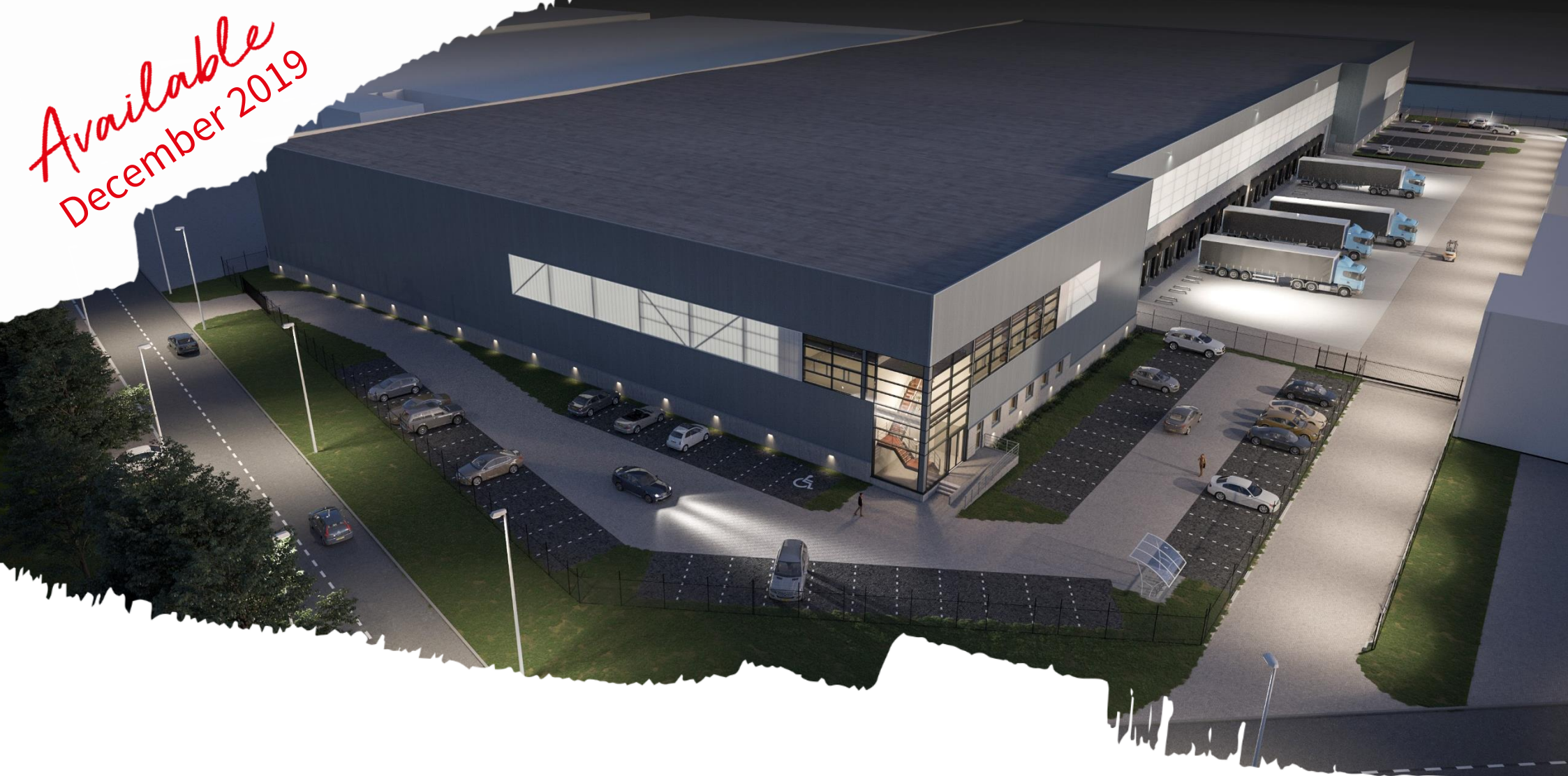


*Available  
December 2019*



*For rent*

- 17,041 sq.m distribution centre
- Perfect for last mile activities
- Centrally located in The Netherlands

*Lage Weide DC Utrecht*

State-of-the-art distribution centre  
located at **Lage Weide** in **Utrecht**



# Highlights

- > Construction underway, delivery 1<sup>st</sup> December 2019.
- > 17,041 sq. m state-of-the-art city logistics warehouse property.
- > High quality specification, including:
  - Clear height: 12.2 meter;
  - 20 loading docks and 2 ground level doors;
  - ESFR sprinkler system;
  - Floor load 5,000 kg/sq. m;
  - Motion activated LED Lighting;
  - 99 on-site car parking spaces.
- > Can be separated into two units if necessary.
- > Within 1 minute from motorway A2 (Amsterdam – Maastricht), within 3 minutes from motorway A12 (Rotterdam- Arnhem).
- > 800 meters from CTU Barge terminal.
- > Businesspark Lage Weide, 5 km from Utrecht city centre. Close to Utrecht population and workforce.
- > Utrecht two times award winner logistic hotspot 2019:
  - Best location for national e-fulfillment;
  - Best location for national distribution.



# Macro location

> The Netherlands has 139,295 km roads, of which 2,758 km are motorways.

> **Utrecht is the number 1 ranked location for national distribution and national e-fulfillment**, mainly due to its location in the centre of The Netherlands and excellent accessibility. The city of Utrecht is positioned in the Randstad conurbation and at a junction for north-south and east-west traffic.

> **Motorways A2, A12 and A27** in direct surrounding of Utrecht. Lage Weide DC Utrecht is within 1 minute from motorway A2 (Amsterdam – Maastricht), and within 3 minutes from the motorway junctions A2 and A12 (Rotterdam- Arnhem, German hinterland).

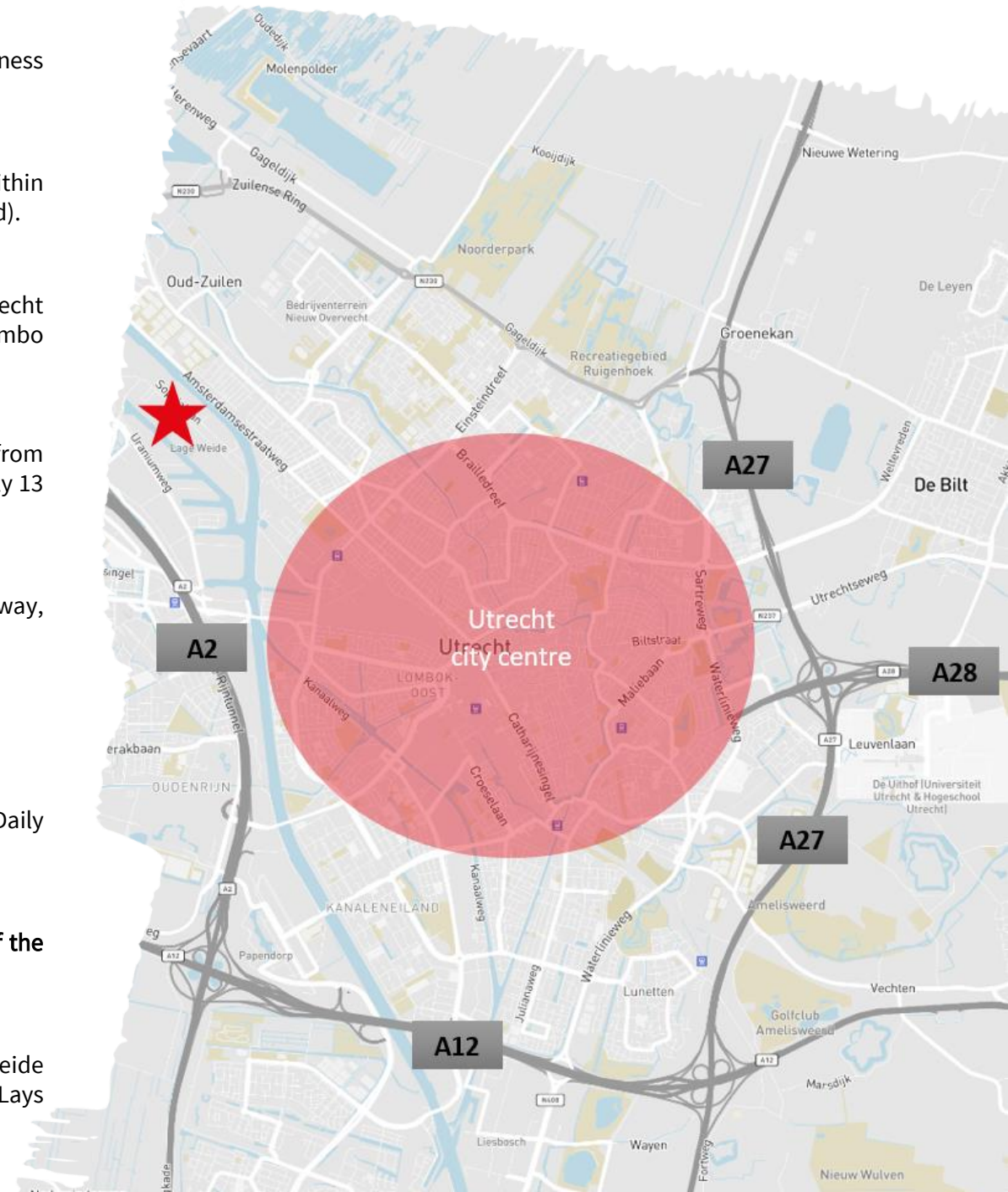
> Utrecht is particularly well suited to national distribution, resulting in several major logistics and national retailers choosing Utrecht as the location for their distribution centres (e.g. Kuehne + Nagel, DHL, Hema, UPS and C van Heezik).



# Micro location

Mesonweg 6, 3542 AL Utrecht

- **Businesspark Lage Weide** is very well known and is the largest business park of Utrecht with approx. 216 hectares.
- Within **1 minute from motorway A2** (Amsterdam – Maastricht), and within 3 minutes from motorway A12 (Rotterdam- Arnhem German hinterland).
- True **“Last Mile” location**. Approx. 5 km from city centre of Utrecht and 1 km from Leidsche Rijn City Centre. Coolblue, UPS, DHL and Jumbo also use Lage Weide for their last mile distribution.
- **Easily accessible by bus**. There is a bus stop close by to the property from where bus lines 38 and 138 departure to Utrecht Central station in only 13 minutes.
- **Easily accessible by train**. Utrecht Central Station is situated 5 km away, Station Maarsse 4.5 km away and Station Leidsche Rijn 1.5 km away.
- Close to **Utrecht population** and workforce.
- **CTU Barge terminal** located within approx. 800 meters. Daily departures from Rotterdam port (approx. 8 hours sail).
- Last couple of years, Business Park Lage Weide has evolved as **one of the top logistics locations** in The Netherlands.
- **Many well-known companies are located** in Businesspark Lage Weide including: Kuehne+Nagel, HEMA, DHL, DB Schenker, PicNic, FonQ, Lays and Strukton.





★	DC Lage Weide Utrecht	5	HEMA
1	DHL	6	FonQ.nl
2	Kuehne + Nagel	7	CTU Barge Terminal
3	PicNic	8	C. van Heezik
4	PostNL	9	UPS

Utrecht  
city centre

# Lage Weide DC Utrecht


Lage Weide DC Utrecht will be a brand new, state-of-the-art logistic distribution centre which will be delivered 1<sup>st</sup> of December 2019.


The complex will be certified according to the BREEAM-NL New Build, whereby the basic principle for certification level will be 'Very good'.


The building can be split in two units, if necessary.


Lage Weide DC Utrecht will be developed in accordance with all the modern specifications for warehousing.





	Warehouse space	14,865 sq. m
	Mezzanine	1,676 sq. m
	<u>Office space</u>	<u>500 sq. m</u>
	Total	17,041 sq. m


 99 parking places for cars on site

 Clear height of 12.2 meter

 Completely sprinklered (ESFR)

 Floor load of 5,000 kg/sq. m

 20 loading docks  
2 ground level doors

 Motion activated LED lighting



# Technical specification

## Warehouse

- clear stacking height of approx. 12.20 meters;
- column spacing of 15.6 (depth) x 22.8 (width) meters;
- access of daylight in the front facade;
- 20 loading docks fitted with an electrically operated overhead door of 3.2 x 3.2 meters and an electrical hydraulic leveler with a loadbearing capacity of 6,000 kg;
- 2 electrically operated doors at ground level (4.8 x 4.2 meters);
- maximum floor load of 5,000 kg / sq.m.;
- the flatness of the concrete floor in the warehouse is in accordance with DIN 15.185 (super flat);
- heating by means of independent gas heaters;
- motion activated LED lighting. Average light output 200 lux;
- ESFR sprinkler system.

## Mezzanine

- mezzanine floor has a clear height beneath the floor at least 4.5 meter;
- mezzanine with a depth of 8 meter;
- maximum floor load mezzanine 750 kg/sq.m.;
- balustrade equipped with dock area including tipping railing.

## Office space

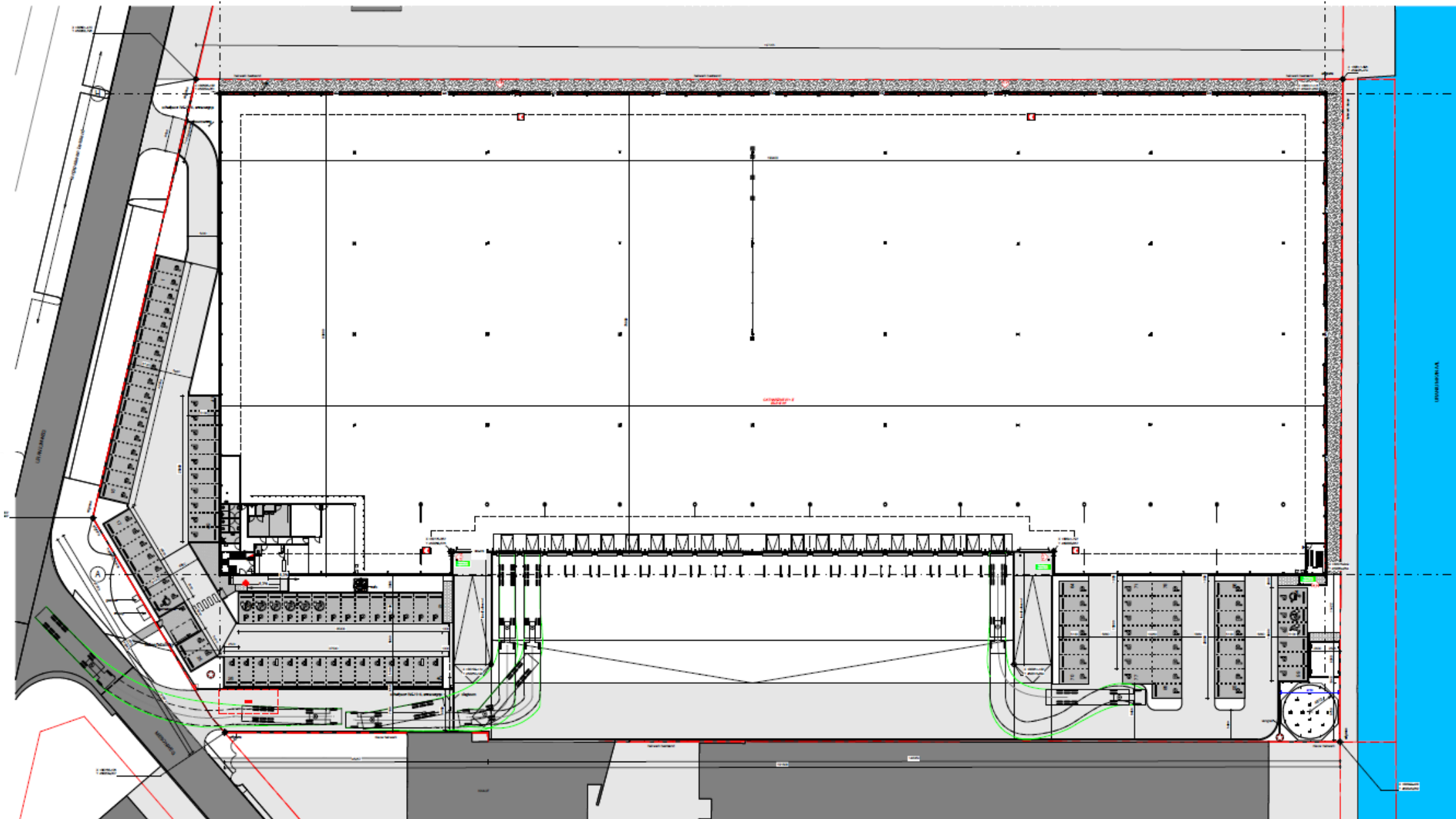
- VFR cooling and heating system;
- LED lighting, average light out put 500 lux;
- pantry provided with tap/ sink refrigerator, dishwasher and cabins;
- aluminium window frames, windows can be opened;
- high-end finishing;
- locker / shower rooms separated for men and women.

## Exterior area

- completely fenced (2 meter high);
- electric remote controlled sliding and barrier gates;
- entrances equipped with video intercom system;
- 99 on site car parking spaces.



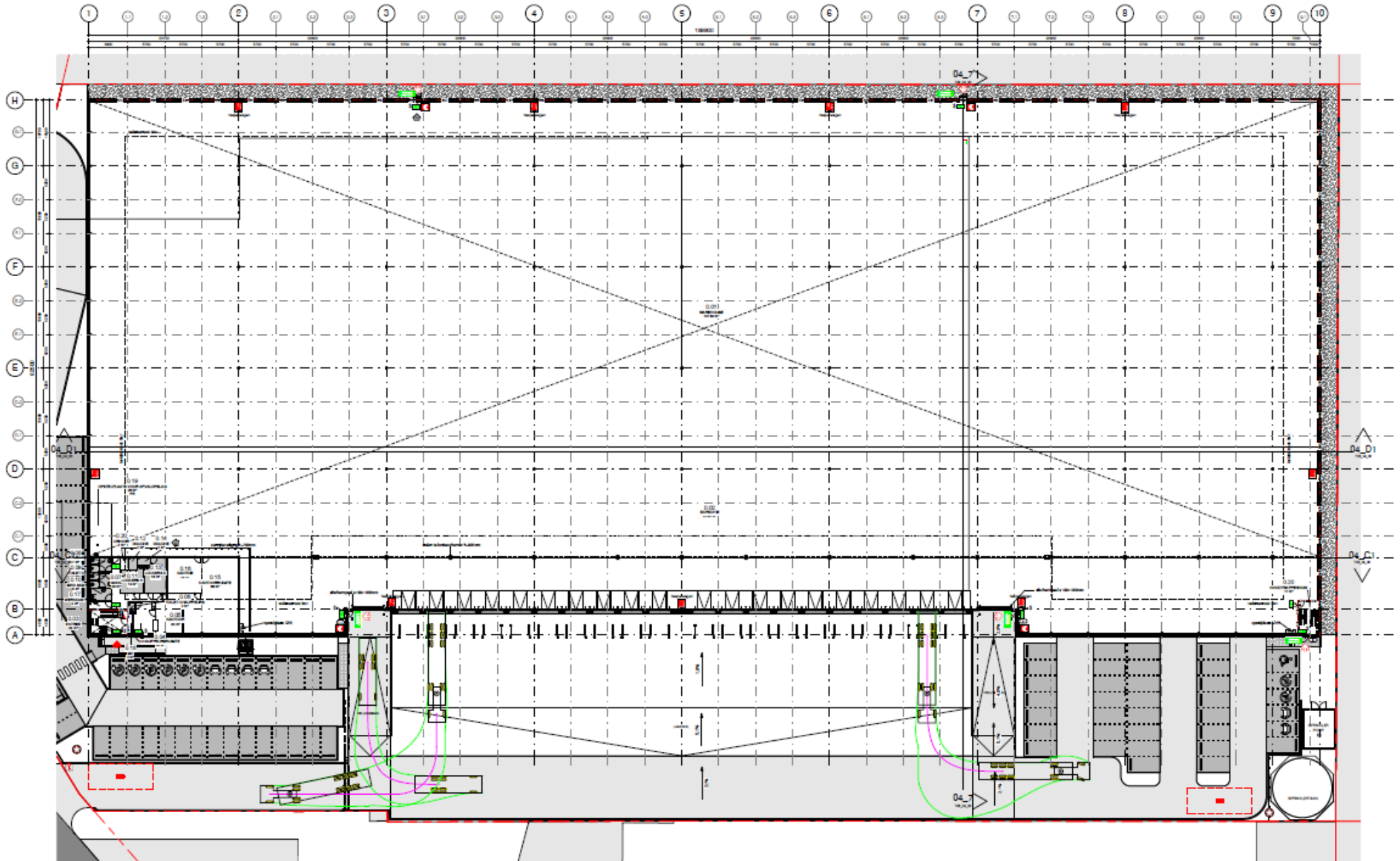
# Site plan





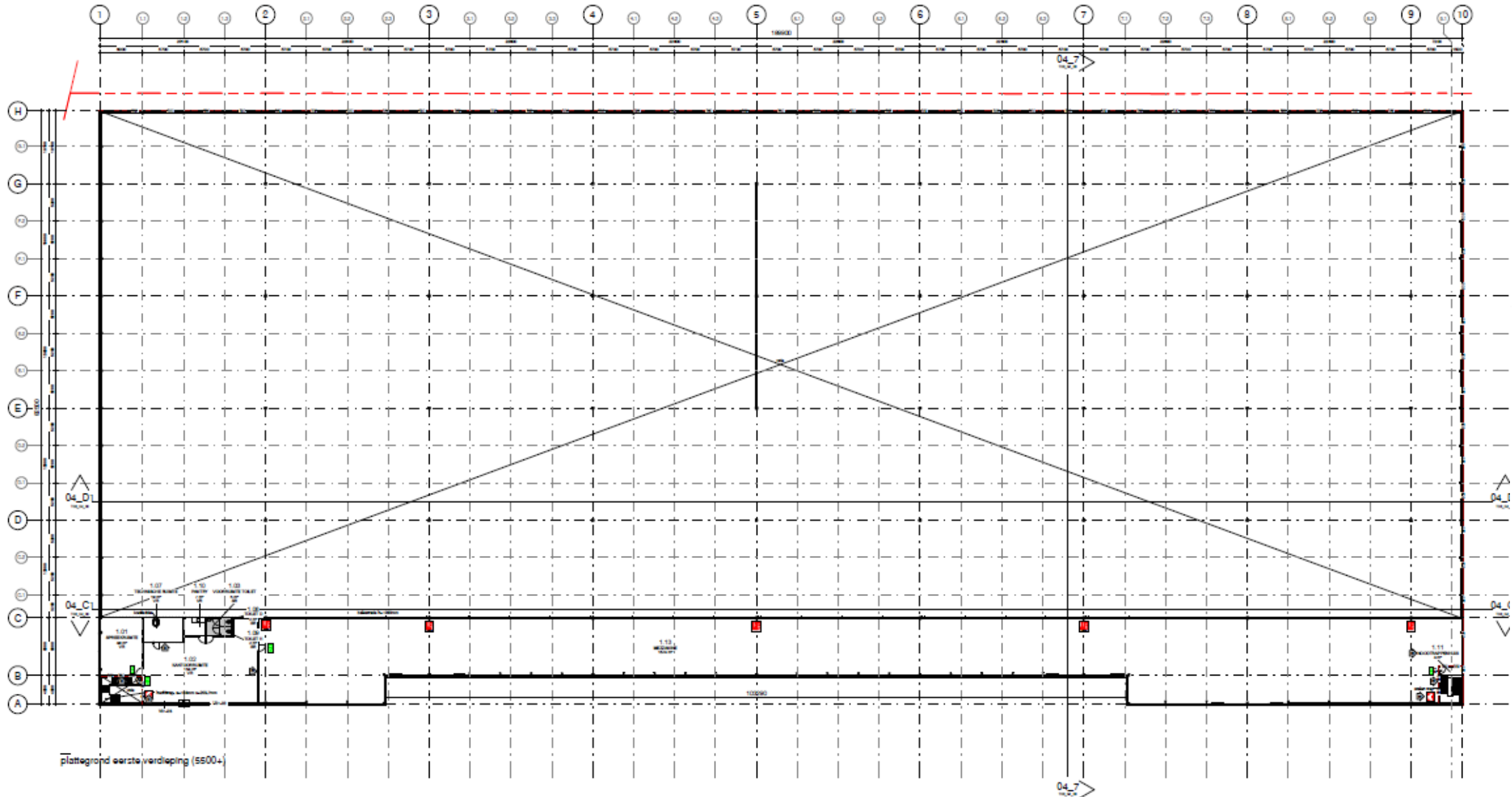
# Floor plan

Warehouse space Ground floor



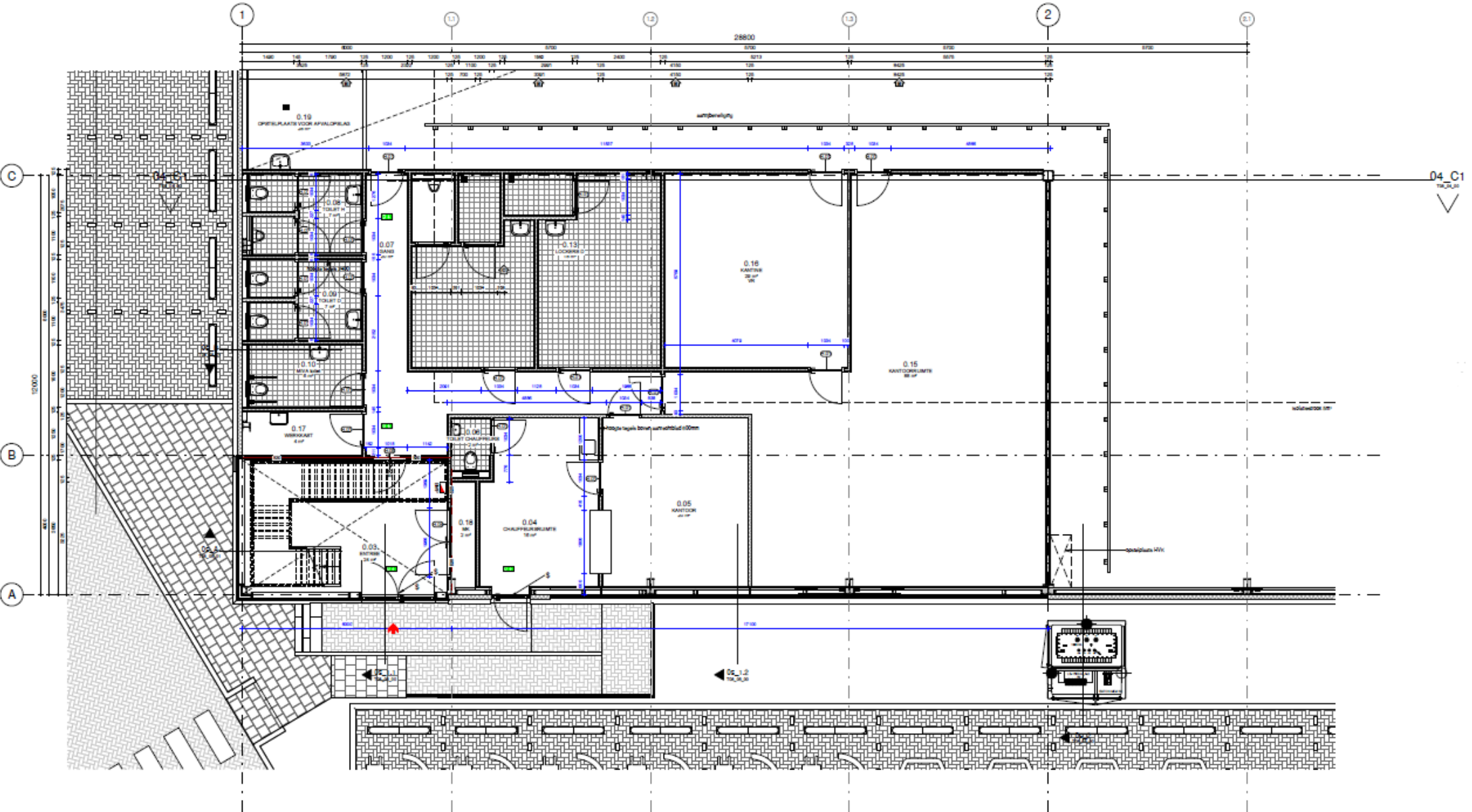
# Floor plan

Warehouse space 1<sup>st</sup> floor



# Floor plan

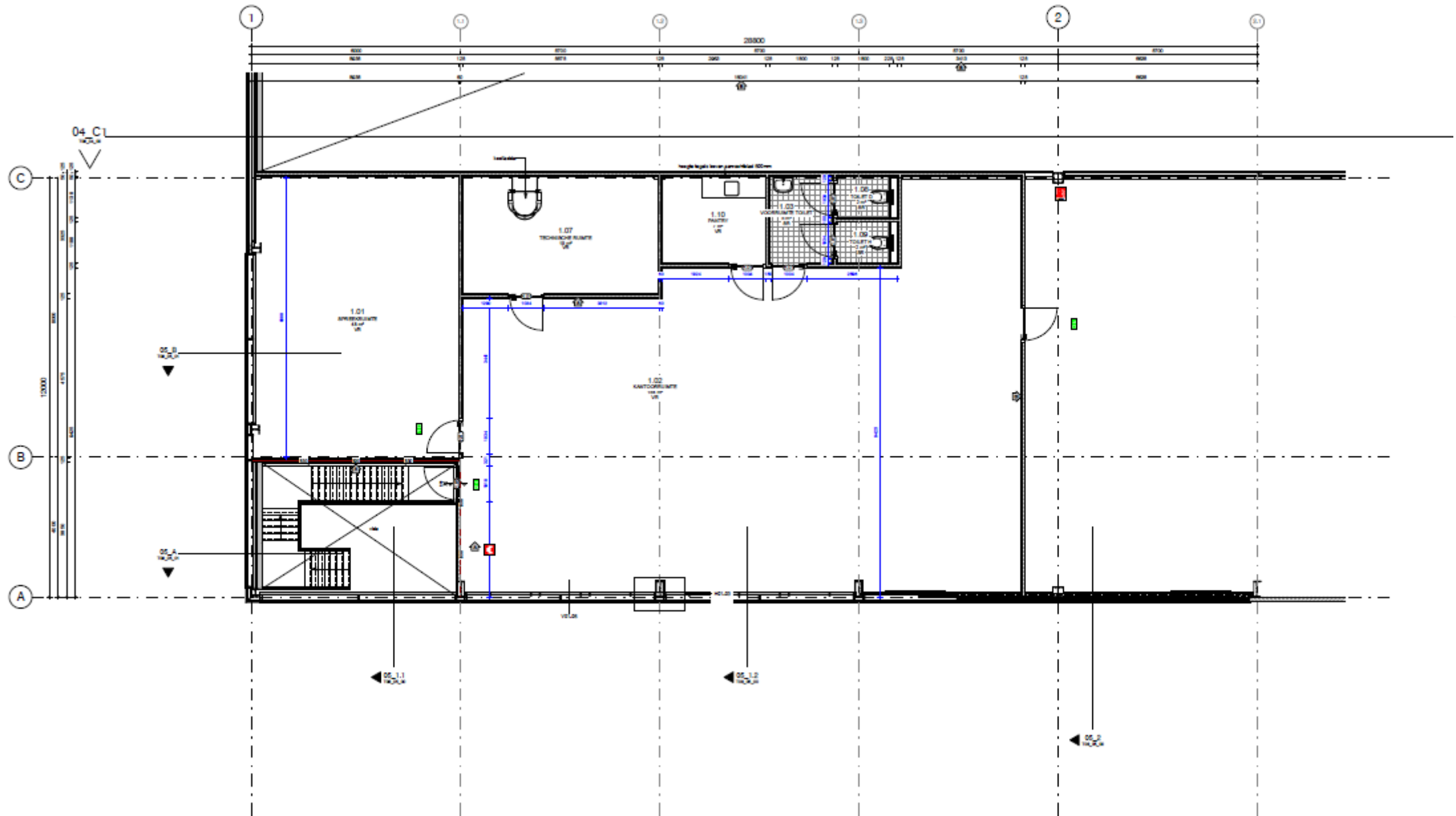
Office space Ground floor



deelplattegrond kantoor begane grond (peil=0)

# Floor plan

Office space 1<sup>st</sup> floor



deelplattegrond kantoor eerste verdieping (5500+)

# For rent

€	Warehouse space	€	67.50	per sq. m per year
	Mezzanine	€	25.00	per sq. m per year
	Office space	€	125.00	per sq. m per year
	Parking spaces	€	250.00	per space per year

Above mentioned prices are excl. VAT and service charges.



Lease term to be agreed upon



Construction underway, available 1 December 2019



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For more information, you can also visit:

[www.LageWeideDC.nl](http://www.LageWeideDC.nl)



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