

Logistics Centre 1220



HANZEWEG 5, GOUDA

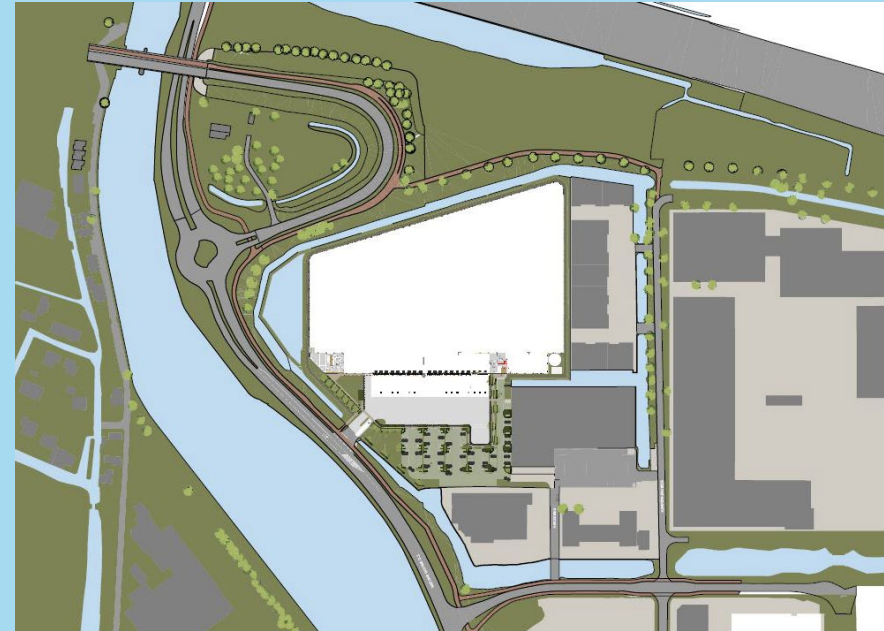
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Property description

This high-end logistics warehouse will be developed on a brownfield at the entrance of 'Goudse Poort' in Gouda. This warehouse enjoys an excellent location, between de highways A12 en A20 and will meet all specifications that can be expected from a modern warehouse.

Construction starts Q3 2023 and delivery is foreseen for Q3 2024.

This distribution center is situated on a plot of 40,673 m² and will consist of approx. 24,283 m² (gross floor area) divided as follows:



23,563 m²
warehouse space

1,717 m²
office space

2,385 m²
mezzanine space

134
parking spaces

Partial letting of the property can be discussed.

This distribution center will be constructed in accordance with BREEAM Very Good and will be prepared for solar panels on the roof.



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Location

The property will be constructed on an excellent location at the entrance of business park 'Goudse Poort' in Gouda. The location of Logistics Centre 1220 offers direct access to two major highways in the Netherlands, A12 and A20.

The A12 'corridor' has developed into a well known logistics hotspot over the past years, and attracted a lot of e-commerce and logistics occupants to the area. Large users include, Zalando, Ahold, Fox Logistics, Dynalogic, Hoogvliet, Jumbo, Hello Fresh and HBM Machines.

Within an hour, you can reach most of the western parts of the Netherlands (over 8 million inhabitants), which covers the Randstad including, Rotterdam, The Hague, Utrecht and Amsterdam. Logistics Centre 1220 is therefore an excellent location to serve as an E-commerce hub.

Several towns such as Gouda and Waddinxveen, are at a very short distance from the site, allowing direct access to a large pool of local labour.





Facilities

Office space

- spacious entrance with reception area
- cable ducts for data, telephone and electricity
- suspended ceiling with LED lighting
- fully finished toilet groups on each floor
- trucker toilet at ground floor
- heating and cooling by VRF units (from the ceiling)

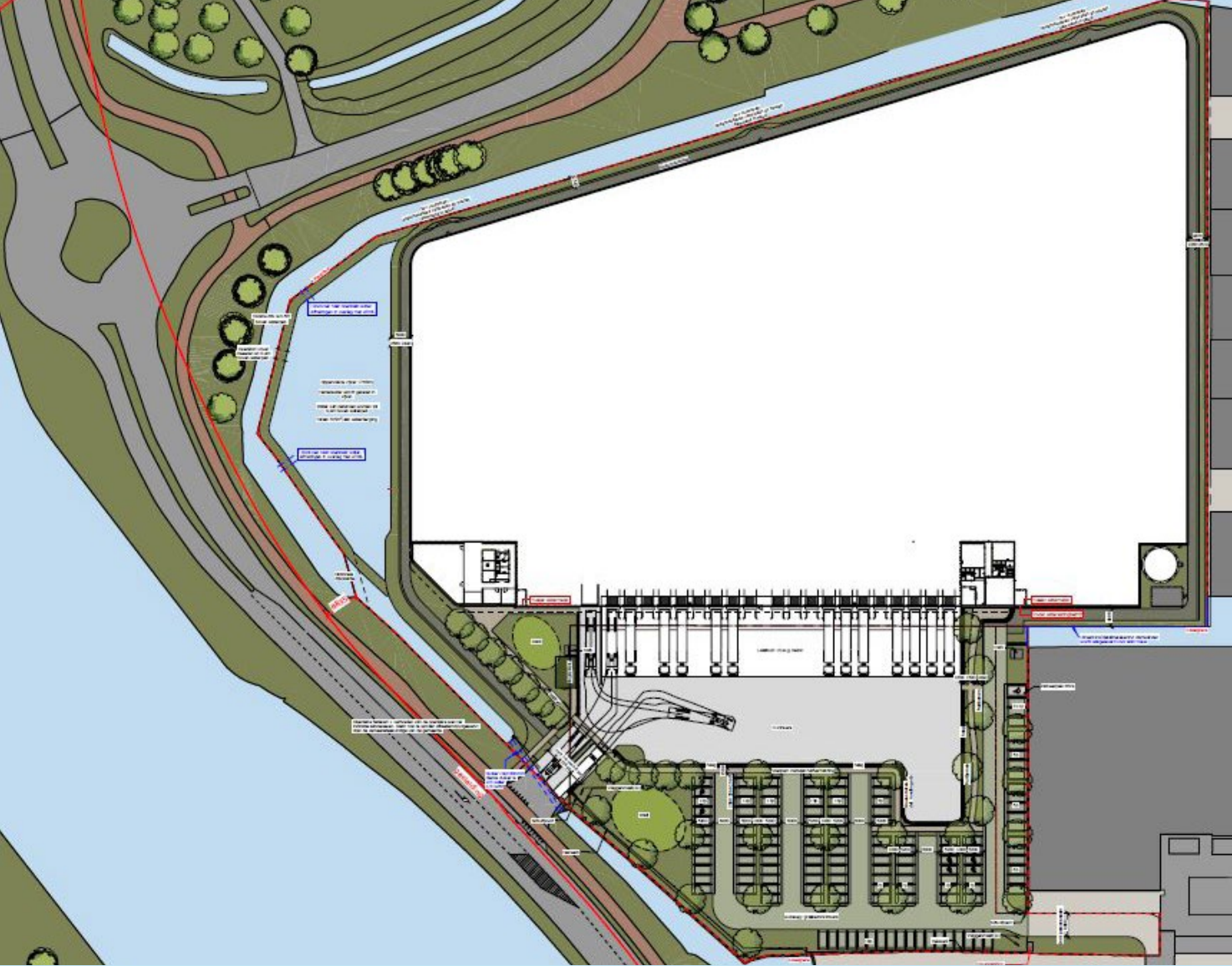
Yard

- the yard will be equipped with green, such as green tiles
- piled loading pit
- fenced and equipped with electrical entrance gates
- outside lighting and sewage
- parking space for cars
- charging points for electrical cars

Warehouse space

- maximum racking height 12.20 meters
- maximum floor load warehouse 5,000 kg/m²
- maximum point load warehouse 9,000 kg/m²
- maximum floor load mezzanine 750 kg/m²
- super flat floors
- 20 electric operated loading docks
- 1 electric operated overhead door (4.0 x 4.2 m)
- ESFR sprinkler system and evacuation system
- sufficient number of 230-volt and 400-volt connections
- LED lighting with motion sensors
- daylight access through facades
- electrical floor heating

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Lease conditions

Rent

- warehouse space rental price on request
- mezzanine floor rental price on request
- office space rental price on request
- parking places rental price on request

Service charges

- to be decided

rental prices and service charges are subject to VAT

Payment

- quarterly in advance

Lease term

- 10 years

Notice period

- 12 months

Guarantee

- bank guarantee of at least a quarter rent plus service charges and VAT

Indexation

- annually based on the Consumer Price Index (CPI), all households series (2015=100), published by the Central Bureau for Statistics (CBS)

Lease Agreement

- standard lease agreement office- / and warehouse spaces according to the model ROZ 2015 with supplements

VAT

- tenant declares that its activities permanently exists for at least 90% of VAT charged performances

Delivery

- foreseen for Q1 2024

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