

PROJECT INFORMATION

ANTARCTICAWEG MAASVLAKTE ROTTERDAM
40,000 m² modern commodity storage space at deep-sea terminal



Property description	<p>State of the art commodity storage space which is currently in use by Henry Bath. The property comprises of 1 warehouse with approx. 40,000 m² storage space.</p> <p>The warehouses can be (sub)leased in total but can also be divided into 13,000 sqm units</p> <p>The (sub) lease is under the condition of agreement from lessor and landlord Rhenus Logistics, who will be responsible for the handling of the goods with regards to loading and offloading at the deep-sea terminal.</p>
Location	<p>The property is located on business park Maasvlakte in Rotterdam, near the port entrance and on a modern deep-sea terminal operated by Rhenus Logistics.</p>
Accessibility	<p>The multimodal accessible Maasvlakte is accessible by truck and car via motorway A15 which runs from Maasvlakte up to the German Ruhr area . Next to that, the Maasvlakte features several barge terminal and railway connections.</p>
Floor area's	<p>Total floor area of approx. 40,000 m² (GFA) divided as follows:</p> <ul style="list-style-type: none">• Warehouse space 1 approx. 40,000 m²• Office space, changing rooms & canteen tbd
State of delivery	<p>Warehouse space:</p> <ul style="list-style-type: none">• Clear stacking height of 8 meters• Free span• 16 overhead doors on ground level of 7.00 x 5.00 mtrs (wxh)• Maximum floor load warehouse area : 100 kN/m² (or 10,000 kg/m²)• Floor consists of concrete clinkers <p>Outer site:</p> <ul style="list-style-type: none">• Terrain includes clinker paving and rail connection• Direct connection to deep sea terminal• Terrain suitable & designed for heavy traffic• Site is completely fenced• Electric remote controlled sliding gates at entrance
Rent	<p>Warehouse space: EUR 54.- per m² per year excluding VAT</p> <p>Office space: T.b.d.</p>
Service charges	<p>To be discussed, based on the principle that Lessee will be responsible for entering into their own service agreements with regards to the utilities.</p>

VAT	Lessor will opt for a rent subject to VAT. Should a situation arise whereby lessee carries out activities in the leased space less than 90% of which are subject to VAT, or any other situation which will no longer enable a rent subject to VAT, the rent will be increased with a to be determined amount to offset any VAT loss for Lessor.
Lease term	Flexible lease terms possible
Guarantee	T.b.d.
Rent adjustment	Rent adjustment annually, for the first time one year after the commencement date of the lease, on the basis of the change in the price index in accordance with the consumer price index (CPI), series CPI Employees Low (2015 = 100), as published by Statistics Netherlands (CBS)
Notice period	3 months in advance
Lease agreement	Sublease agreement based on existing lease agreement of Henry Bath B.V.
Delivery	To be agreed - on short notice possible
Contact	M2 Real Estate B.V. Michiel van den Bout E: michiel@m2realestate.nl M: +31 (0)640 541 759 W: www.m2realestate.nl

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