

FOR RENT



Address

Ambacht 4 (1511 JZ) in Oostzaan.

General

This modern multifunctional business property with enclosed outside area is excellently located, directly on the slip roads of the A-8 with direct connection to the A-10. The building is located on business park the Ambacht, consisting of approximately 1,122 m² l.f.a. warehouse space, approximately 31 m² l.f.a. office space and 905 m² l.f.a. enclosed outdoor area. The business space is equipped with three large overhead doors measuring 7m x 4.5m. The contracted electrical power is 275 kW for the entire property (approx. 13,000 m²). There are two more public fast charging stations with 300 kW power available on the business park, right next to the Febo and SubWay eateries.

Extremely suitable for storage and distribution. Both the warehouse and office are solid and practically finished.

This modern space is ideal for businesses looking for an easily accessible and industrious location with excellent amenities.

Location

The business complex is located at an easily accessible location in the small-scale business park De Ambacht. This business park is mainly characterised by a diversity of business premises combined with office space, showrooms, wholesale companies and distribution centres. Some leading companies located in the immediate vicinity are VHC Jongens, ANWB,

Technische Unie, Traffic Service Nederland, Meyn, Bergambacht, Hoogwout Berging, Forte Houtskeletbouw and Plieger.

Rent

€ 135,000, plus VAT.

Floor area

Total available approximately 1,153 m² l.f.a. distributed as follows:

- hall 1,122 m²;
- office 31 m²;
- outdoor area 905 m² l.f.a.

Use

Logistics, storage, office and parking.

Delivery level

Business space

- sandwich panels with brickwork;
- outside area equipped with stelcon plates;
- fire extinguisher;
- fire reel;
- flattened concrete floor;
- 275 KVA contracted power (entire property);
- three large overhead doors at ground level (7 metres wide by 4.5 metres high);
- direct gas-fired heaters;
- LED lighting;
- fire hatches;
- electrometer;
- clear height of canopy outside terrain approximately 5 metres;
- year of construction: 1999;
- floor loading ????????
- clear height approx. 5.0 to 8.80 m;
- 3 x overhead door (H 4.5 m x W 7 m).

Outdoor area

- approximately 905 m²;
- stelcon plates;
- partial canopy with 5-metre clear height;
- closed area.

Ground-floor office

- 31 m² l.f.a.;
- 1 room;
- fixed lighting;
- daylight;
- flooring.

Parking

Sufficient parking spaces on site.

Accessibility

The A10 (Amsterdam-Enschede) and N516 (Oostzaan-N246/S150 Buitenhuizen) motorways are easily accessible within a few minutes. Various regional buses connecting to Zaandam (approx. 10 min) and the Amsterdam Central (approx. 20 min) and Sloterdijk (approx. 10 min) train locations are about an 8-minute walk from the property on offer. The site is easily accessible for freight traffic and has ample parking facilities.

Public transport

Bus lines 65, 111, 391, 394, 395 and N19.

Zoning plan

De Ambacht zoning plan (2015). Businesses up to category 1 to 3.2.

Lease commencement date

From 1 April 2026 (other date is negotiable).

Lease term

4 years.

Notice period

12 months.

Advance service charge

T.B.A.O. per m⁽²⁾/year plus VAT for maintenance and consumption of water, gas and electricity of the leased property.

Rent adjustment

The rent shall be adjusted annually, for the first time 12 months after the commencement date, based on the price index figure according to the consumer price index (CPI) series CPI All Households (2015=100) published by Statistics Netherlands (CBS).

Rent payment

Quarterly in advance (an amount equal to 3 months' rent plus VAT).

Lease

Based on the model office space and other business premises within the meaning of Section 7:230a of the Dutch Civil Code, as adopted by the Council of Real Estate Affairs (ROZ) in February 2015, supplemented by special provisions of the lessor.

Security

A bank guarantee or deposit equal to 3 months' rent plus VAT. The bank guarantee must be issued by a reputable Dutch bank in accordance with the attached model. No interest will be paid on any deposit.

End of rental agreement

On termination of the lease, the lessee shall return the leased property completely empty and vacated, swept clean, without defects and without additional building and installations fixtures and fittings, in the same condition except for normal wear and tear in which the leased property is currently accepted. All this in its original state as recorded in a report of completion.

Adjustments/renovations to leased property

If the tenant is going to alter/adapt the rented property, he must, before the landlord grants permission, submit proper drawings and structural calculations of the intended work, which must in particular show the consequences for the shell.

Insurance

Any further requirements by government, municipal or insurance authorities with a view to fire protection regulations, noise protection regulations, etc. shall be borne by the tenant. Regulations required by the insurance company with regard to the leased property shall be carried out and paid by the tenant.

Hemp nurseries/drug laboratories etc.

It is prohibited to set up or maintain a hemp farm/drug laboratory etc. This under penalty of immediate reporting to the police by the lessor and termination of the rental agreement. All costs arising from this will be borne entirely by the tenant.

Landlord's reservation

This letting is made under the express condition of:

- approval of the management landlord.

The Measuring Instruction is based on NEN2580. The Measuring Instruction is intended to apply a more uniform way of measuring to give an indication of the (gross/lettable/usable) floor area. The Measuring Instruction does not completely rule out differences in measurement results, due to, for example, differences in interpretation, rounding off or limitations in carrying out the measurement.

Reservation Yield Real Estate B.V.

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Privacy & Wwft

Tenant -in connection with this rental- expressly declares in advance:

- consent to the processing of its data according to the Yield Real Estate Privacy Statement, as well as;
- provide its full and unconditional cooperation in all possible necessary investigations based on applicable laws and regulations, including at least the Wwft.