



## For Sale | Investment industrial/office space

Nieuwpoortkade 9 in Amsterdam (1055 RX)

- Asking price: € 499,000 buying costs
- Gross annual rent: € 43,225.20 excluding VAT
- Service costs: € 3,244 per year
- Area: approx. 222 m<sup>2</sup> (over 3 floors)
- Leasehold bought off until: 28 February 2049

## Object description

At an easily accessible location in popular Amsterdam-West, we offer this fully let industrial/office space. The property consists of three floors with a total floor area of approximately 222 m<sup>2</sup>. The space was built in 2003 and has its own entrance, overhead door, modern facilities and energy label A.

The property is currently fully let to UB 2000 Horeca Uitzendbureau B.V. Part of the space is sublet to Truefip B.V. The main lease runs until 31 January 2029 and will be extended thereafter for five years at a time. Thanks to the long-term lease, the location and the contemporary year of construction, this property is extremely suitable for the investor with an eye for solid returns in a dynamic city district.

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**Location & surroundings**

Nieuwpoortkade 9 is located in the creative and bustling part of Amsterdam-West, near the Westerpark, the Spaarndammerbuurt and the Houthavens. This area is characterised by a mix of creative entrepreneurs, logistics service providers, start-ups and hospitality. Accessibility is excellent, both by car (via A10 motorway exit S102/S103) and by public transport. Thanks to its proximity to Westerpark, Sloterdijk and the city centre, the location is attractive to tenants from various sectors.

**Market conditions**

The commercial property market in Amsterdam is tight, especially for small-scale and independent units. This property distinguishes itself by its current surface area, good lettability, solid tenant and the long-term bought-out long lease. Investors continue to actively seek property in Amsterdam with a stable cash flow and future-proof location - this property meets that demand.

**Features**

- Leased property with stable rental flow
- Total approx. 222 sqm l.f.a. over three floors
- Built in 2003
- Energy label A
- Leasehold bought off until 28 February 2049
- Tenant: UB 2000 Horeca Uitzendbureau B.V. (part sublet to Truefip B.V.)
- Lease agreement until 31 January 2029, renewal every 5 years
- Annual rent: € 43,225.20 excl. VAT
- Notice period 12 months
- Guarantee deposit € 1,452
- Service costs: € 3,244 per year

**Total surface area**

Industrial/office space: 222 m<sup>2</sup> l.f.a.

Measurement state available.

**Asking price**

€ 499,000,-- K.K.

**Use**

Companies. Zoning plan Around the Graves 28.11.2013. Draft new zoning plan available for inspection.

**Land Registry**

Municipality of Sloten Noord-Holland, section C , number 10399, index A-9 (258/3939° part)

Leasehold redeemed 28.02.2049, general conditions of perpetual leasehold 1994.

**VvE**

Destination: commercial/office space.

Annual contribution is € 3,244

VvE name: Owners' Association Nieuwpoortkade 7. Contact person at the VvE is Mr Ron Scheffer.

Board is: bestuur@vve-npk.nl

Model Regulations 1992.

**WOZ 2025**

Value € 460,000

OZB € 1,120.56

Sewerage charge € 185.20

Cleaning fee € 629.20

**Acceptance**

By agreement and 'as is where is'. Buyer will have the opportunity to examine the property both structurally and legally. Seller will share all relevant documents and knowledge with the buyer.

**Parking**

Parking is available on-site complex.

**Notary**

The handling notary will be appointed by the buyer to draw up the deed of purchase and delivery. Preferably an Amsterdam notary

*This is commercial property. The transfer tax is 10.4% of the purchase price and there is no statutory cooling-off period!*

**Collateral**

A bank guarantee in the amount of 10% of the purchase price to be paid to the notary's office within 2 weeks after signing the deed of sale.

**Details**

The Buyer is expressly aware that the Seller has not actually used the sold property for a long time and that the Seller has therefore not been able to inform the Buyer about properties and/or defects to the sold property of which he would have been aware if he had actually used or would have used the sold property. In this context, the Seller and the Buyer expressly agree that such properties and/or defects shall be entirely for the Buyer's account and risk. The buyer will be given the opportunity, after prior consultation with Yield Real Estate B.V. and up to the time of signing the deed of purchase, to examine the sold property extensively (structural engineers otherwise). The buyer declares that the seller has thereby adequately fulfilled his obligation to provide information and that the buyer has made exhaustive use of this opportunity in a manner conducive to him. The Seller and the Buyer expressly agree that the sale is sold and delivered "as is", by which the Seller and the Buyer understand that:

Articles 7:17, 7:20, 7:23 and 6:228 of the Civil are expressly excluded, as well as;  
no implied or express warranties are granted by the seller in respect of the sold property except to the extent expressly set out in writing in the deed of sale.

The Buyer explicitly declares to accept the sold property upon delivery in its actual, technical, environmental and/or legal condition. The Buyer thereby accepts all defects of the sold property, as well as the actual condition of, among other things (but not exclusively) the foundation, construction, (used) materials, (presence of) asbestos, oil tanks and soil contamination and the technical installations. The Purchaser furthermore explicitly declares to have taken cognisance of and explicitly accepts: all suffering easements, special, public and private law charges and restrictions, rights in rem, chain clauses and qualitative obligations also appearing and/or ensuing from the last and previous deed(s) of transfer of title and deed(s) of (sub)division and/or any public register or public information source. The Purchaser

and the Seller expressly agree that the purchase price will include the actual condition of the sold property and a full commutation of all risks, defects and/or repairs (yet to be) carried out in relation to the sold property, irrespective of the nature thereof and irrespective of the extent to which the aforementioned elements have been examined by the Purchaser and/or discussed between the Seller and the Purchaser.

The Buyer shall indemnify the Seller against any claims, as well as any third-party claims, arising from any of the aforementioned paragraphs and/or relating to the condition of the sold property upon delivery. The Buyer further indemnifies the Seller against any (invisible) defects that may appear later, whether of an architectural, environmental, factual or legal nature.

#### **Reservation seller**

This sale is made subject to the express condition of:

- approval of the management seller;
- possible approval VVE.

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**

Buyer -in the context of this letting- 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.