

FOR RENT



Address

Cacaoweg 20 / Latexweg 9 (1047 BJ) in Amsterdam.

General

Unique property with 33,134 m² storage/logistics located in the Westelijk Havengebied in Amsterdam. Excellent access via the A10, A9, A5 and A1 motorways. Partial letting is possible from 2.750 m².

The Westelijk Havengebied in Amsterdam is a place where accessibility, storage and business come together in a unique symbiosis. The area is not only a crucial hub for trade and industry, but also an inspiring place that is constantly innovating and growing. Whether you are an entrepreneur looking for a strategic location or an investor seeking opportunities, the Western Docklands has everything you need.

Total surface area

Storage/logistic premises : 33.134 m² l.f.a.

The building is compartmentalised in units starting from 2.750 m² l.f.a.

Measurement sheet with floor plans is available.

Rent

€ 50,- per m² /year, plus VAT.

Use

Storage/logistics.

Delivery level**Business space**

- clear height 8.25 m;
- free span 24 m;
- floor load approx. 2,500 kg/m²;
- 28 loading docks with levelers and electric overhead door;
- 2 electric overhead doors;
- fire alarm system;
- power current;
- skylight;
- concrete floor;
- fixed light fittings;
- gas heating;
- recently renewed (insulated) roof;
- emergency exit.

Parking

On private property.

Lease commencement date

By arrangement.

Lease term

5 years with an option period(s) of 5 years each.

Notice period

12 months.

Service costs

Tenant takes care of ascription and payment of water, gas and electricity.

Rent adjustment

The rent shall be adjusted annually, for the first time 1 year 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, service costs 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**deposit**

A deposit equal to 3 months' rent plus VAT. No interest will be paid on any deposit.

End of rental agreement

Upon 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.

Reserved

This letting is made under the express condition of:

- approval of lease agreement by owner;
- Port Authority approval for settling tenant in the property. Tenant is committed to port-related activities.

Amsterdam's Western Docklands, a dynamic and vibrant location that forms the backbone of the Dutch port and industrial sector. Strategically located on the western edge of Amsterdam, this vast area is much more than a port; it is a vibrant hub of activity, innovation and growth.

Accessibility

The Western Docklands area is exceptionally accessible, both by land and by water. Located near major motorways such as the A10 and the A5, the area offers quick and efficient access to the rest of the Netherlands and beyond. The extensive road network ensures that goods and people find their way effortlessly to this vital hub.

In addition, the rail network plays a crucial role. With direct connections to the European railway network, goods can be transported quickly and efficiently throughout Europe. For international

freight transport, the proximity to Schiphol Airport, one of Europe's largest airports, is a huge asset.

Storage

The Western Docklands offers extensive storage facilities that meet the highest standards. Whether bulk, general cargo or containers, the diverse and modern storage facilities can meet any need.

Activity

The Western Docklands is a thriving hub of business activity. Here you will find an impressive variety of companies, from multinationals to innovative startups. The synergy between different sectors such as logistics, manufacturing, energy and maritime services creates a dynamic environment that fosters innovation and cooperation. The following companies are located in the immediate vicinity: CJ Hendriks, Neelenvat, ACS TMA Group, CWT, Peineman and Albert Heijn.

The area is also a major employer, with thousands of jobs in various sectors.

Port

The port of Amsterdam, of which the Western Port Area is an integral part, is one of the top five European ports. It offers deep-water facilities that can accommodate large ocean-going vessels, and with continued investment in infrastructure, the port continues to develop to meet the demands of modern shipping.

Sustainability is a high priority. Innovative projects such as shore power facilities, green energy solutions and eco-friendly logistics practices are actively developed and implemented, making the port a forerunner in green technology.

Reservation Yield Real Estate

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Privacy & Wwft

Tenant, in the context of 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.