

TO LET



Address

Vlotbrugweg 8 (1332 AH) in Almere.

General

Industrial complex at Vlotbrugweg 8 in Almere, situated on the De Vaart industrial estate. The property comprises approximately 4,043 m² of industrial space, approximately 604 m² of office space and a mezzanine of approximately 443 m², spread across three interconnected halls.

The industrial space is suitable for storage, logistics, distribution and light manufacturing activities. The property features 2 loading docks with loading pits, 2 overhead doors at ground level, additional outdoor space, clear heights from approximately 9 metres and a floor load capacity of approximately 1,500 kg/m².

Partial letting is possible from approximately 1,040 m² of industrial space. The landlord is open to various uses and tenancy terms by mutual agreement.

The property includes approximately 30 parking spaces and additional outdoor space. The industrial and office space is practically laid out and available for immediate use.

Accessibility is good, with connections to the A6 and A27 motorways. This makes the property suitable for businesses requiring a logistics location in Almere.

Rent

€ 295,000 per year, plus VAT.

Floor area

A total of 5,090 m² GFA is available for let, distributed as follows:

- hall 4,043 m²;
- office (ground floor) 604 m²;
- mezzanine 443 m².

Partial letting

The property is also suitable for partial letting from 1,040 m².

Use

Logistics, storage, office and parking.

Fitting-out standard

General

- sandwich panels with brickwork;
- 3 industrial units;
- office;
- outdoor area;
- prominent location;
- built in 1990;
- bicycle parking;
- fibre optic (being installed);
- fire alarm system;
- fire hose reel(s);
- fire extinguisher(s);
- smoke detectors;
- partial air conditioning;
- double glazing;
- Energy rating B.

Commercial space in general

- approx. 4,043 m²;
- 3 industrial units;
- 4 x electric overhead doors;
- 2 x loading bays;
- three-phase power supply;
- electrical installation 51 kWh;
- concrete floor;
- fixed light fittings with LED lighting;
- floor load capacity 1,500 kg/m².

Industrial hall 1

- approx. L 44 m x W 21 m;

- side section approx. L 44 m x W 9.4 m;
- clear height approx. 9.0 to 10.0 m;
- clear span approx. 21 m;
- 1 x electric overhead door (H 4.5 m x W 4.99 m);
- 2 x electric overhead doors (H 3 m x W 3 m);
- 2 x dock levellers;
- mezzanine (approx. L 15 x W 30);
- gas heaters;
- office.

Industrial unit 2

- approx. L 34 m x W 29 m;
- clear height approx. 9.0 to 10.5 metres
- clear span 29 m;
- skylight;
- electric (swing) overhead door.

Industrial unit 3

- approx. L 34 m x W 29 m;
- clear height approx. 9.0 to 10.5 metres
- clear span 29 m;
- skylight;
- electric overhead door.

Office on ground floor and first floor

- 310 m² + 294 m² gross floor area;
- shared entrance on the ground floor;
- various office rooms;
- reception desk
- kitchen and lunch area equipped with dishwasher, fridge, instant water heater and extractor hood;
- suspended ceiling with recessed lighting;
- sheer curtains;
- awnings;
- air conditioning;
- utility cupboard with boiler;
- men's and women's toilet facilities;
- floor load 250 kg/m² .

Parking

30 parking spaces on site.

Accessibility

The De Vaart industrial estate in Almere is strategically located and offers excellent accessibility. Directly connected to the A6 and A27 motorways, Amsterdam, Utrecht and the

Gooi region are all quickly and easily accessible. The site is easily accessible for heavy goods vehicles and has ample parking facilities.

Public transport

There is a bus stop (line 22) approximately 500 metres from the property.

Zoning Plan

Zoning plan De Vaart 1, 2, 3 (2019) in preparation. Businesses up to and including categories 1 to 4.2.

Lease commencement date

To be agreed.

Lease term

5 years + renewable for 5 years at a time.

Notice period

12 months.

Advance service charges

€ 25.00 per m² / per year, plus VAT, for maintenance and consumption of water, gas and electricity in the let property.

Rent adjustment

The rent is adjusted annually, for the first time 12 months after the commencement date of the tenancy, based on the price index 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 for office space and other commercial premises within the meaning of Section 7:230a of the Dutch Civil Code, as adopted by the Real Estate Council (ROZ) in February 2015, supplemented by special provisions of the landlord.

Security

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

Termination of the lease

Upon termination of the tenancy agreement, the tenant must hand over the premises completely empty and cleared, swept clean, free of defects and without any additional fixtures to the building and installations, in the same condition as the premises are currently accepted, subject to normal wear and tear. All this must be in its original condition as recorded in a handover report.

Alterations/renovations to the rented property

If the tenant intends to carry out alterations or renovations to the leased property, he must, prior to the landlord's consent, submit to the landlord proper drawings and structural calculations of the proposed works, which must in particular also show the consequences thereof for the building structure.

Insurance

Any further requirements imposed by government, local authority or insurance bodies with regard to fire safety regulations, noise insulation regulations, etc. shall be borne by the tenant. Regulations required by the insurance company in relation to the landlord's property shall be implemented and paid for by the tenant.

Cannabis farms/drug laboratories etc.

It is prohibited to set up or maintain a cannabis farm/drug laboratory, etc. Failure to comply will result in the landlord immediately reporting the matter to the police and terminating the tenancy agreement. All costs arising from this shall be borne entirely by the tenant.

Landlord's reservation

This letting is subject to the express reservation of:
- approval by the landlord's management.

The Measurement Instructions are based on NEN 2580. The Measurement Instructions are intended to provide a more uniform method of measurement for giving an indication of the (gross/lettable/usable) floor area. The Measurement Instructions do not entirely rule out differences in measurement results, for example due to differences in interpretation, rounding or limitations in carrying out the measurement.

Yield Real Estate Disclaimer

This non-binding information has been compiled with care. Yield Real Estate accepts no liability for its accuracy, nor can any rights be derived from it. This information is not intended as an offer. By accepting the stated conditions or making an offer, whether or not deviating from them, neither Yield Real Estate nor its clients are bound in any way, nor are they obliged to make any counter-offer. Yield Real Estate expressly acts solely as an adviser to its client and not as an authorised representative on its behalf. Furthermore, a legally binding relationship between the parties may only arise once final agreement has been reached on all matters they intend to settle between themselves and this agreement has, moreover, been set out in a written agreement validly signed on behalf of both parties, in which case Article 3:39 of the Dutch Civil Code applies mutatis mutandis. Yield Real Estate is a sole trader, registered with the Chamber of Commerce under number 74633430. The general terms and conditions of Yield Real Estate apply to all assignments that have been or will be entrusted to it and/or to the provision of all its services and products to any party. The general terms and conditions will be sent on request. Yield Real Estate's liability is, in all circumstances and towards any person, limited to the amount paid out by Yield Real Estate's professional indemnity insurance in the relevant case.

Privacy & Wwft

The Tenant expressly declares in advance, in the context of this tenancy:

- to consent to the processing of her data in accordance with the Yield Real Estate Privacy Statement, as well as;



- to cooperate fully and unconditionally with any investigations that may be necessary under applicable laws and regulations, including at least the Wwft.

Siewe Commercial Estate Agents

We are handling this letting in partnership with Siewe Commercial Estate Agents, 036-3030994, zakelijk@siewe.nl