

## FOR RENT



### Address

Vlotbrugweg 8 (1332 AH) in Almere.

### General

A solitary commercial building built in 1990 on a high visibility location! Consisting of 3 connected warehouses of 4,043 m<sup>2</sup>, an office of 753 m<sup>2</sup>, a mezzanine of 443 m<sup>2</sup> and 30 parking spaces. The property has 2 loading docks equipped with a loading pit and 2 overhead doors at ground level. There is also a piece of outdoor area. Clear height from approx. 9 meters with a floor load of 1,500 kg/m<sup>2</sup>. Extremely suitable for storage and distribution. Both the warehouse and office are solid and practical finished.

The property is located in the popular De Vaart industrial park in Almere. This modern space is ideal for companies looking for an easily accessible location with excellent facilities.

### Rent

€ 350,000,- per year, plus VAT.

### Floor Area

Available for lease is a total of 5,090 m<sup>2</sup> l.f.a. distributed as follows:

- warehouse 4,043 m<sup>2</sup>;
- office (bg) 753 m<sup>2</sup>;
- mezzanine 443 m<sup>2</sup>.

## Use

Logistics, storage, office and parking.

## Completion level

### General

- sandwich panels with masonry;
- 3 business halls;
- office;
- outside area;
- visibility location;
- built 1990;
- bicycle parking;
- fiber optics (being constructed);
- fire alarm system;
- fire hose reel(s);
- fire extinguisher(s);
- smoke detectors;
- partial air conditioning;
- double glazing;
- energy label B.

### Business space in general

- approx. 4,043 m<sup>2</sup>;
- 3 business halls;
- 4 x electric overhead door;
- 2 x dock liverer;
- electrical installation 51 kWh ;
- concrete floor;
- fixed light fixtures with LED lighting;
- floor load 1,500 kg/m<sup>2</sup>.

### Warehouse 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 door (H 3 m x W 3 m);
- 2 x dock deliverers;
- mezzanine (approx. L 15 x W 30);
- gas heaters;
- office.

### Warehouse 2

- approx. L 34 M x W 29;
- clear height approx. 9.0 to 10.5 meters

- clear span 29 m;
- skylight;
- electric (intermediate) overhead door.

#### Warehouse 3

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

#### Office ground and second floor

- 310 m<sup>2</sup> + 294 m<sup>2</sup> f.v.o.;
- shared entrance on the first floor;
- several office rooms;
- desk with reception;
- kitchen and lunch area equipped with dishwasher, refrigerator, close in boiler and hood;
- system ceiling with recessed fixtures;
- vitrine;
- awning;
- air conditioning;
- work closet with water heater;
- ladies and men's restroom group;
- floor load 250 kg/m<sup>2</sup>.

#### Parking

30 on-site parking places.

#### Accessibility

The De Vaart industrial estate in Almere is strategically located and offers excellent accessibility. Directly connected to the A6 and A27, Amsterdam, Utrecht and the Gooi are quickly and easily accessible. The site is easily accessible for freight traffic and has ample parking facilities.

#### Public transportation

There is a bus stop (line 22) about 500 meters from the property.

#### Zoning

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

#### Lease Commencement Date

By arrangement.

#### Lease term

5 years + repeated 5-year renewals.

#### Notice

12 months.

**Advance service charges**

€ 25.00 per m<sup>2</sup>/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 rental 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 Real Estate Council (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**

Upon termination of the lease, the lessee must deliver the leased property completely empty and vacated, swept clean, without defects and additional facilities to building and installations 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.

**Modifications/renovations of leased property**

If the tenant is going to remodel/adapt the rented property, he must, before the landlord gives permission, submit proper drawings and structural calculations of the intended work, showing in particular the consequences thereof for the shell.

**Insurance**

Any further requirements of government, municipal or insurance authorities with regard to fire protection regulations, noise protection regulations, etc. shall be borne by the tenant. Requirements which the insurance company demands from the lessor with regard to the rented property will be carried out and paid by the lessee.

**Hemp nurseries/drug laboratories etc.**

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

**Landlord's reservation**

This rental 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, for example due to differences in interpretation, rounding off or limitations in carrying out the measurement.

### **Reservation Yield Real Estate**

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### **Privacy & Wwft**

Tenant expressly declares -in connection with this rental- 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.