

ESTIMATED DELIVERY
Q3 2019



UNIT 2 AVAILABLE TO LET – 19,812 m²

AberdeenStandard
Investments

DISTRIBUTION CENTRE
MILES
V E N L O

42,916 m²

STATE OF THE ART LOGISTICS
DISTRIBUTION CENTRE

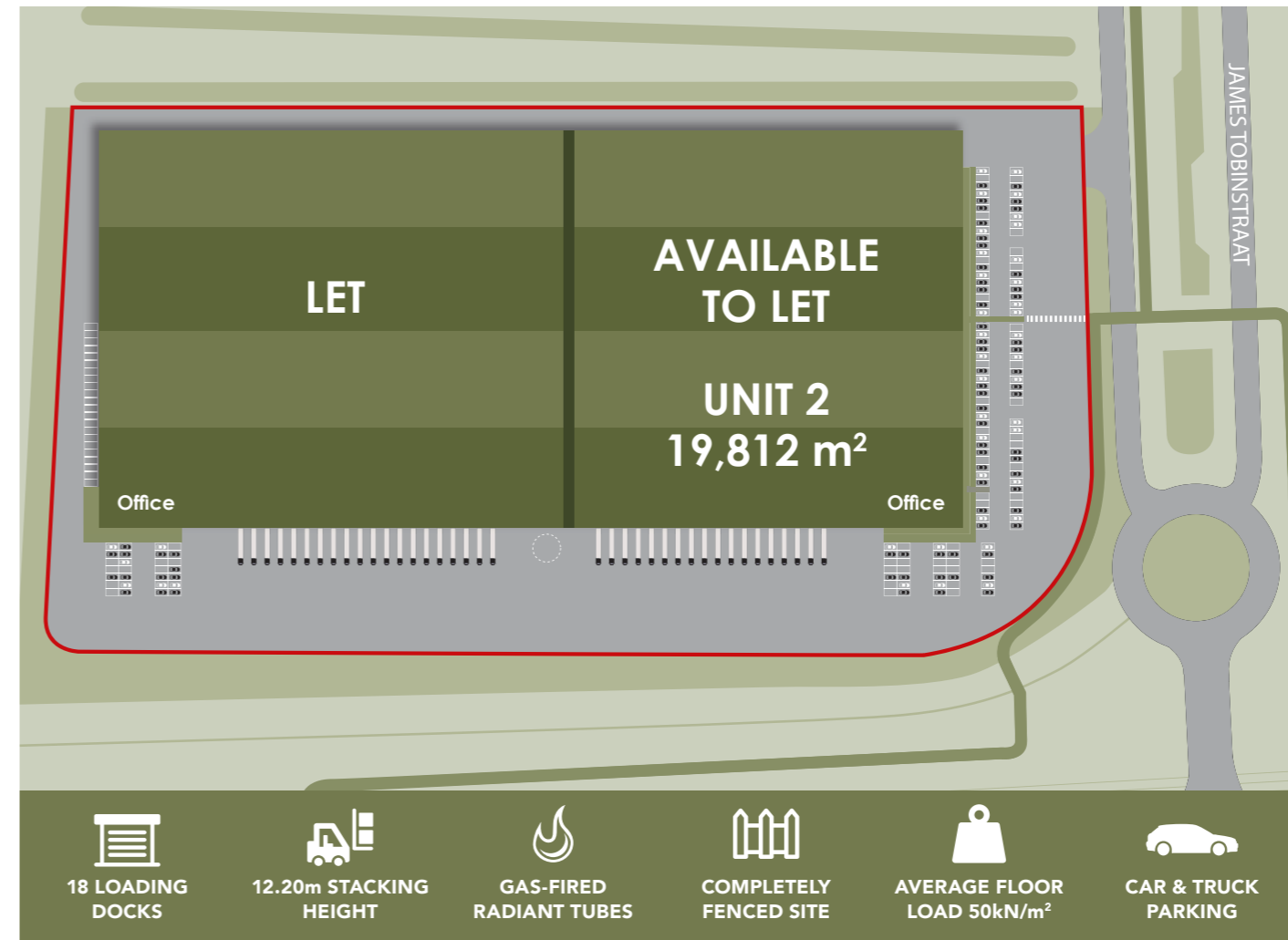
CONSTRUCTION IS UNDERWAY FOR THIS 42,916 SQM LOGISTICS DEVELOPMENT IN VENLO

DESCRIPTION

DC Miles Venlo offers approx. 39,061 m² warehouse, 2,759 mezzanine and 1,096 m² office space. The design of the warehouse is currently split into two units. Only unit 2 remains available for lease.

Both units have dedicated office facilities, car parking and truck parking spaces and will be developed and delivered in accordance with the latest specifications for modern warehousing.

Furthermore, the complex will be certified according to the BREEAM-NL New Build, whereby the basic principle for certification level will be 'Very Good'.



18 LOADING DOCKS

12.20m STACKING HEIGHT

GAS-FIRED RADIANT TUBES

COMPLETELY FENCED SITE

AVERAGE FLOOR LOAD 50kN/m²

CAR & TRUCK PARKING

SPECIFICATION - UNIT 2

WAREHOUSE

- Stacking height top goods of 12.20m
- Max. average floor load 50kN/m² and point load of racks 70kN
- 18 loading docks
- Gas-fired radiant tubes
- Certified sprinkler system type ESFR K25
- Concrete warehouse floor flatness according to NEN 2747 (super flat)
- Electrical hydraulic dock levellers
- Electrically operated dock-doors, linked to levellers
- LED lighting

OFFICE

- Office spaces divided over two floors
- Heating and cooling by means of a central heating system and mechanical ventilation
- LED lighting

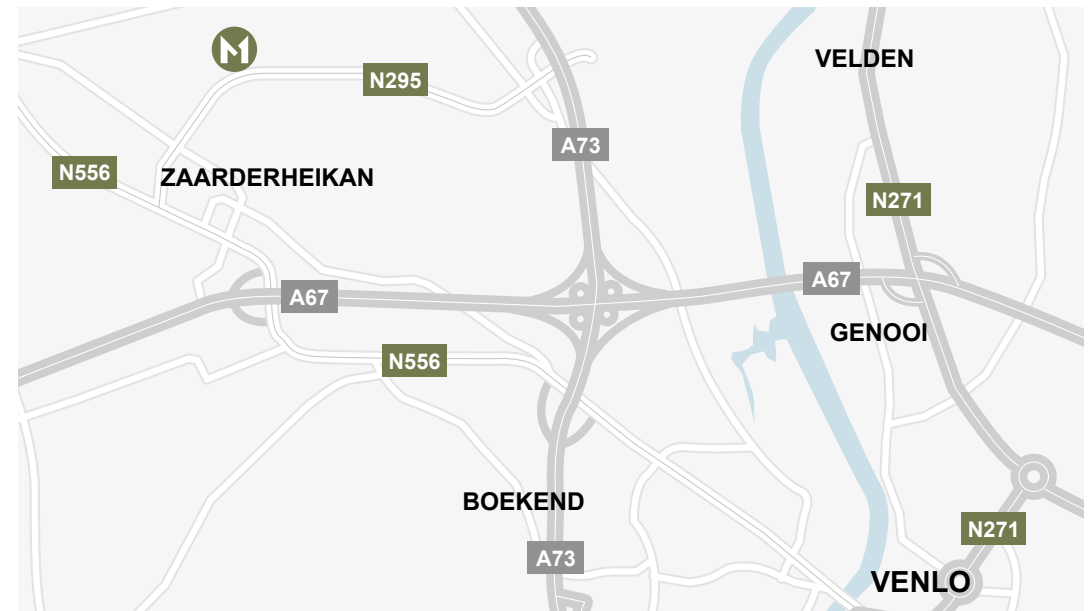
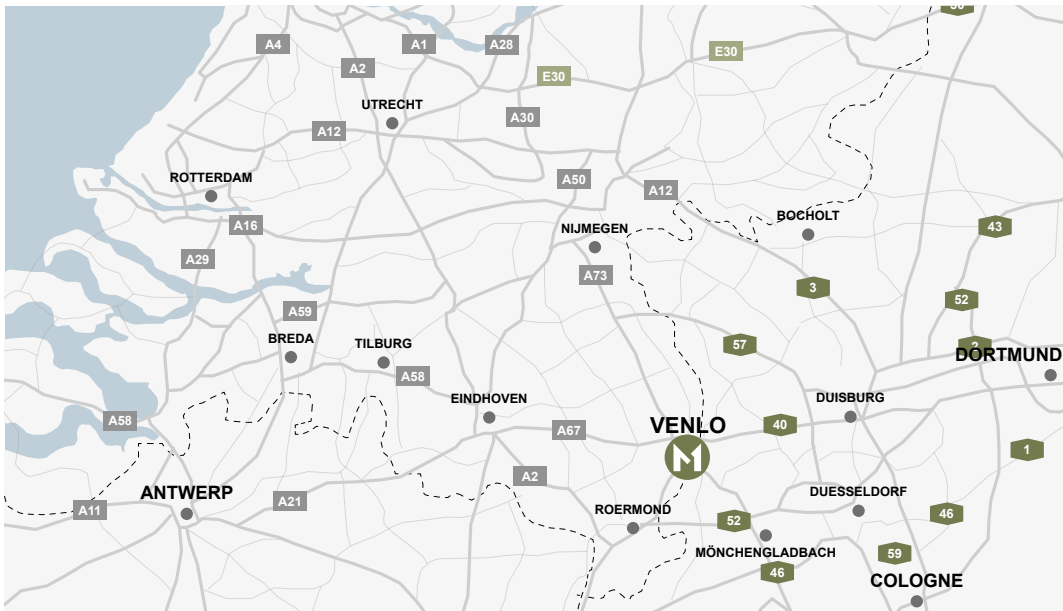
SITE

- Site is completely fenced
- Site parking for cars and trucks
- Bicycle shed

ACCOMMODATION AND RENT

ACCOMMODATION	UNIT 1	UNIT 2	TOTAL	RENT	€/m ² /annum
Warehouse Space	21,050 m ²	18,011 m ²	39,061 m ²	Warehouse Space	45.00
Office Ground Floor	274 m ²	274 m ²	548 m ²	Office Space	115.00
Office First Floor	274 m ²	274 m ²	548 m ²	Mezzanine	25.00
Mezzanine Space	1,506 m ²	1,253 m ²	2,759 m ²		
TOTAL	23,104 m ²	19,812 m ²	42,916 m ²		





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LOCATION

Industrial Park Trade Port Noord is an AAA location with excellent accessibility.

Positioned between main ports and close to Germany, Trade Port Noord Venlo is an excellent location for goods consolidation and transit. Trade Port Noord Venlo is a highly attractive location for logistics and allows occupiers to benefit from low operational costs. For this reason the Venlo region has been chosen 9 times as the Logistics Hotspot of The Netherlands since 2005.

Venlo is located within the "Blue Banana" (<100km, 30 million customers; <500km, 160 million customers) and therefore provides easy access to the large European markets. Venlo is also the hinterland hub for the ports of Rotterdam and Antwerp to Central Europe.

Venlo has had a very strong logistics reputation since the 1980s and the arrival of logistics service providers such as Seacon, DSV, UPS, DHL, XPO, Bleckmann, Schenker and Geodis. Venlo focusses on strong logistics sectors such as fashion, e-commerce, electronics and medica technology products and services.

ACCESSIBILITY

Venlo benefits from multimodal connections via water, rail and road, ensuring optimum accessibility.

The subject property is in a prime location on Trade Port Noord, close to the Greenportlane (N295). This new ring road provides immediate access to the A67 motorway (Antwerp-Ruhr area) and to the Trimodal Container Terminal Venlo (TCT Venlo). TCT Venlo comprises a rail and a barge terminal which has several train departures daily and a frequent barge shuttle to maintain the connections with the ECT deep-sea terminals in Rotterdam and the harbour of Antwerp. The recently completed Greenport Rail terminal, located within a range of 1km from the property, further improves accessibility. Furthermore, 4 (inter)national airports are located within approx. 70km from the subject property (Eindhoven, Maastricht, Weeze and Dusseldorf).

Several well-established large international companies have located their logistics centres in Venlo due to the strategic location, multimodaltransport infrastructure and high-skilled labour supply. These include DHL, Tommy Hilfiger, Geodis, Stryker, Viking, Nutricia, XPO, Arvato, Lidl, Michael Kors and DSV.



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