

AVAILABLE EARLY Q2 2020



**AberdeenStandard**  
Investments

DISTRIBUTION CENTRE  
**MILES**  
ZALTBO MMEL

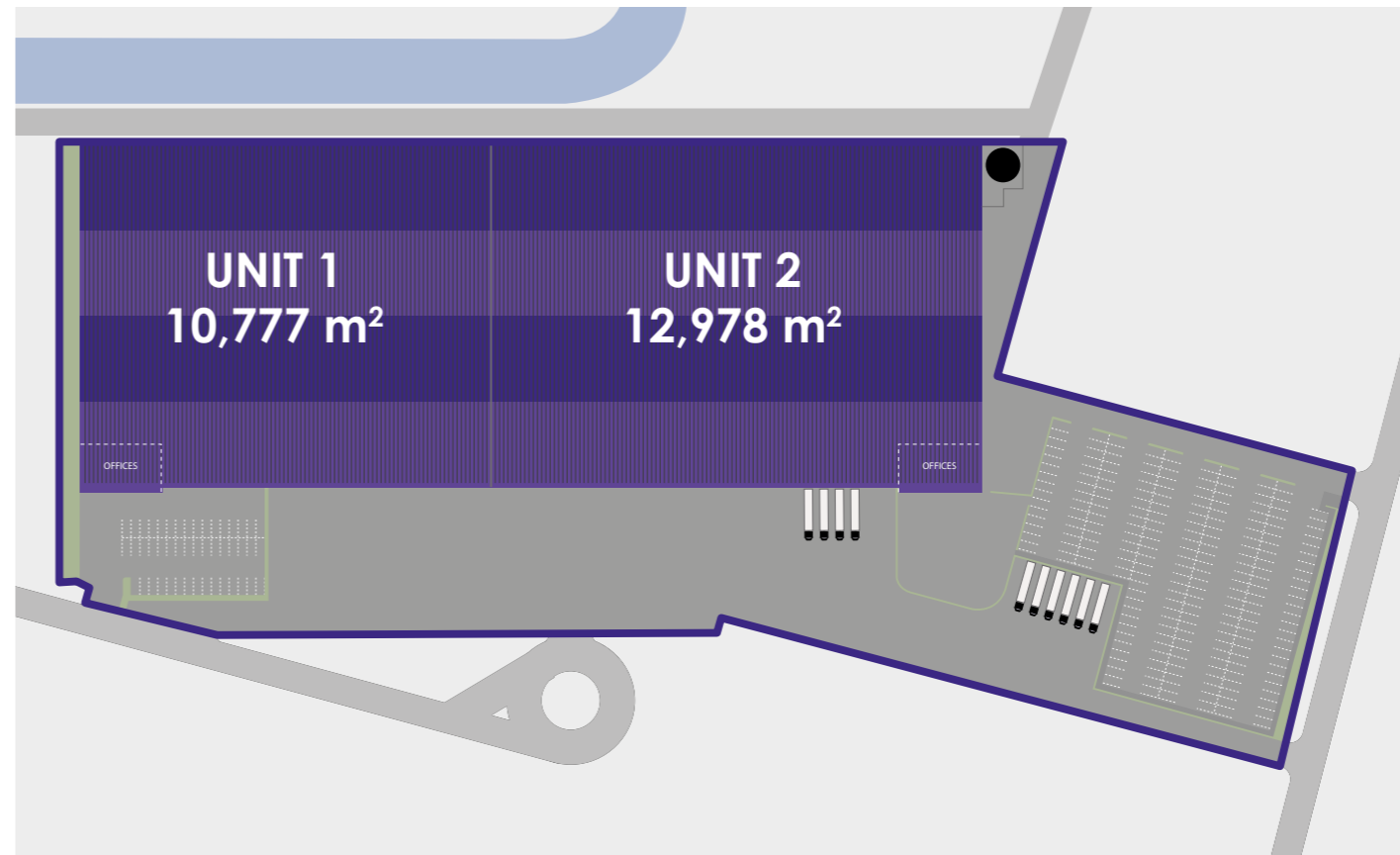
**27,477 m<sup>2</sup>**

STATE OF THE ART LOGISTICS  
DISTRIBUTION CENTRE

Development of a new modern distribution centre of approx. 27,477 m<sup>2</sup>, centrally located in the Netherlands at business park De Wildeman in Zaltbommel.

## DESCRIPTION

State of the art logistics warehouse space which is currently being constructed and expected to be delivered by June 2020. The property comprises approx. 27,477 m<sup>2</sup> (GFA) divided over warehouse space, mezzanine space and office space. The property is located on a unique location in the direct vicinity of the new 40,000 m<sup>2</sup> large international parcel hub of DHL in Zaltbommel which is in the immediate vicinity of DC Wildeman (< 500 meters). We believe that this will offer a unique possibility for E-com related logistic businesses with a large flow of parcels/orders.



- 27 LOADING DOCKS**
- HEATING SYSTEM AND ECO FANS**
- FIRE DETECTION AND EVACUATION SYSTEM**
- COMPLETELY FENCED SITE**
- AVERAGE FLOOR LOAD 50kN/m<sup>2</sup>**
- 268 CAR PARKING SPACES**

## ACCOMMODATION AND RENT

ACCOMMODATION	UNIT 1	UNIT 2	TOTAL	RENT	€/m <sup>2</sup> /annum excl. VAT
Warehouse Space	10,777 m <sup>2</sup>	12,978 m <sup>2</sup>	23,755 m <sup>2</sup>	Warehouse Space	€€54.50
Office Space	630 m <sup>2</sup>	630 m <sup>2</sup>	1,260 m <sup>2</sup>	Office Space	€€€125.00
Mezzanine Space	1,094 m <sup>2</sup>	1,368 m <sup>2</sup>	2,462 m <sup>2</sup>	Mezzanine	€30.00
<b>TOTAL</b>	<b>12,501 m<sup>2</sup></b>	<b>14,976 m<sup>2</sup></b>	<b>27,477 m<sup>2</sup></b>	Truck parking	€1,500.00 per space/annum

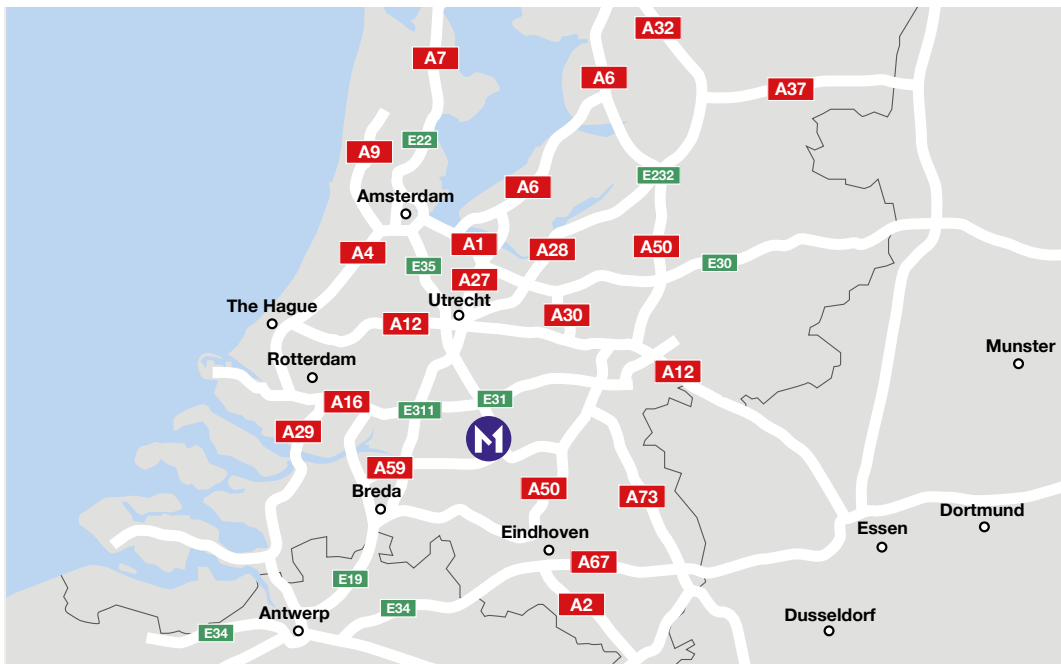
- WAREHOUSE**
- The property will be realized according to the sustainability certification BREAAAM-NL "Good"
  - Clear stacking height of approx. 12.2 m<sup>1</sup> (between main beams)
  - Column spacing at 22.8 m<sup>1</sup> (width of the building)
  - Main construction of concrete or steel
  - Warehouse floor: maximum floor load capacity of 50 kN/m<sup>2</sup>, maximum point load of 90 kN
  - Expedition area: maximum floor load capacity of 25 kN/m<sup>2</sup> (depth expedition area approx. 17 m<sup>1</sup>)
  - Floor flatness of the concrete floor in warehouse according to DIN 18.202 Zeile 4
  - 1 electrically operated loading dock per 850 m<sup>2</sup> GA with electrically operated hydraulic leveller with a dynamic load capacity of 60 kN/m<sup>2</sup>
  - Dock shelter with bumpers and dock numbers
  - 1 connection point for battery chargers per 850 m<sup>2</sup> GFA
  - 1 overhead door on ground floor level per unit, measurements 4 x 4.5 m<sup>1</sup>
  - Prefab concrete plinth, height 4.5 m<sup>1</sup> at loading bay area, height at other area's 2.4 m<sup>1</sup>, with sandwich panels on top of concrete plinth
  - Isolation façade Rc 4.5 m<sup>2</sup>K/W
  - Isolation roof Rc 6.0 m<sup>2</sup>K/W
  - LED-lighting 200 lux (+ 1 m<sup>1</sup>) linked to 2 motion detectors per isle, based on 4 isles on main grid of 22.8 m<sup>1</sup>
  - Sprinkler installation, type ESFR with an inspection certificate
  - Heating system and eco fans (at least 15 °C)
  - Fire detection and evacuation system, fire hoses
  - Roof fitted out for installation of solar panels

- MEZZANINE FLOOR**
- Mezzanine floor situated above expedition area
  - Construction, Consequences Class CC I
  - Clear height under mezzanine approx. 5 m<sup>1</sup>
  - Depth mezzanine max. 12 m<sup>1</sup>
  - Flatness of concrete floor according to DIN 18.202 Zeile 4
  - Maximum floor load capacity of 7.5 kN/m<sup>2</sup>
  - Floor fitted with balustrades and 2 pallet gates per 10,000 m<sup>2</sup> GFA
  - LED lighting linked to motion detectors (1 per 100 m<sup>2</sup> GFA) 250 lux (+ 1 m<sup>1</sup>)

- OFFICE SPACE**
- Separate office entrance per unit
  - Ceramic floor tiles in entrance and sanitary spaces
  - Smooth concrete floors, suitable for carpet finishing
  - Suspended ceilings with LED lighting, average luminous intensity 500 Lux, with motion detectors (1 per 35 m<sup>2</sup> GFA)
  - Pantry per office unit, fitted with dish washer, refrigerator and microwave
  - Metal stud partitioning walls
  - Aluminium window frames with isolated glazing HR++
  - Windows can be opened and are fitted with antiburglary hinges and locks (SKG\*\*\*)
  - Toilet facilities
  - Cooling, heating and ventilating through a VRF-system (Variable Refrigerant Flow)
  - Cable ducts for electrical connections (2 pcs per 10 m<sup>2</sup> office space) incl. a second compartment for data cabling
  - Sprinkler installation with an inspection certificate
  - Fire detection and evacuation system, fire hoses

- OUTER SITE**
- Outer site either paved with concrete clinkers or asphalt
  - Cars, traffic category 30 (VK 30) maximum axel load 100 kN
  - Heavy traffic, traffic category 45 (VK 45) maximum axel load 150 kN
  - Outer site fully fenced (height 2.5 m<sup>1</sup>) fitted with anti-climbing protection
  - Entrances and exits of the outer site fitted with electrically operated, remotely controlled sliding gates and intercom system
  - Parking facilities on own site
  - Bicycle park
  - LED outer lighting on facades over docks and parking spaces
  - Loading pit fitted with steel wheel guiders
  - Low maintenance green facilities





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## LOCATION

Business Park Wildeman is located just south of the heart of the Netherlands, along motorway A2 and close to the historic centre of Zaltbommel. On this park, a new state of the art logistics warehouse, DC Miles Zaltbommel will be developed. Due to its location this property will offer an attractive combination of sustainable structure in a green surrounding, excellent accessibility (being part of logistic hotspot Rivierenland) and a close collaboration on safety between all occupiers located at this park, the municipality of Zaltbommel as well as the police and fire departments.

## ACCESSIBILITY

Amsterdam (Schiphol Airport)	77 km	Duisburg	152 km
Rotterdam (Port)	68 km	Hamburg	469 km
Breda	62 km	Zaltbommel train station	1.8 km
Eindhoven	51 km	Motorway A2	3 km
Utrecht	44 km	Bus connection	0.5 km
Antwerp	124 km	Ring road Zaltbommel (N322)	1 km



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