



Developing next level logistics property

Next Level Veghel

Pater van den Elsenlaan 4b, Dorshout

Lease

Proposal

A High Quality Logistics Centre situated in Veghel, with great logistic possibilities for road, rail and barge

Next Level had acquired this location in Veghel to turn this brownfield industrial location into a state-of-art logistics property. Veghel is an industrially oriented city with excellent preconditions for logistics and industrial real estate. It's the ideal centercourt for national and international logistics, as it is a gateway to the Benelux and Germany. The warehouse is built to the highest quality standards. The environmental classification allows up to category 3.2, which is suitable for most industrial and logistics use. The site is also well connected to public transport and has excellent connectivity to established bikeroads.



 Play Video

Location



The existing industriypark in Veghel-West is located close to the A50 motorway connecting the Eastern access in the Netherlands from North to South. The industrial area Veghel-est is an established park of the Veghel logistics area. Located in close proximity to the inland barge terminal it provides great transportation possibilities.

Legend

- Airport
- Rail terminal
- Barge terminal
- Container terminal
- Rail en barge terminal





Description

Unit 1

Unit 2

Total

Warehouse / Expedition

8,181 m²

9,374 m²

17,555 m²

Mezzanine

1352 m²

744 m²

1,096 m²

Office

400 m²

350 m²

750 m²

GLA

19,401 m²

Site

30,000 m²

Siteplan

Warehouse Veghel comprises 17,555 sq. m. warehouse, a mezzanine of 1,096 sq. m., as well as 750 sq. m. of office space. As the property can be divided in two units, it is suitable for single or multi-tenant use.





Unit 1





Unit 2





Building Specifications

Warehouse

Free height	12,20 m
Maximum storage height	12,10 m
Grid structure	12x22,8 m
Depth warehouse	144 m
Floor load capacity	5.000 kg/sq. m.
Point load capacity	8.000 kg
Loading docks	17 docks
Doors	Electric overhead doors

Mezzanine

Free height under mezzanine	5,2 m
Depth mezzanine	12 m
Location	Above loading docks
Floor load capacity	600 kg/sq. m.

Sustainability

BREEAM-NL certificate	Qualification 'Very Good'
Brownfield Development	
Prepared for solar panels	

Office

Setup	Separate office per unit
Configuration	Landscape offices in 2 layers
Inner free height	Minimum 2,7 m
Floor load capacity	400 kg/sq. m.
Cooling system	VRF ceiling system

Site

Car parking spaces	115
Truck parking spaces	
Bicycle shed	1 per unit

Zoning Plan

Zoning plan regulations up to cat. 3.2.

Excluded from scope

- ▲ Racking warehouse and racking safety requirements;
- ▲ Signing/Lining inside and outside;
- ▲ Above standard site security and safety requirements, including site access control systems, building security;
- ▲ Installations and building upgrades above standard for specific storage areas or handling, such as (but not limitative) temperature controlled and cold storage;
- ▲ All exterior design such as flagpoles, façade advertising;
- ▲ Data/wifi/audio/visual installations, communication Installation / Phone line connection and services;
- ▲ Providing energy suppliers and services and above standard upgrades of power supply installations;
- ▲ Sprinkler security services (management);
- ▲ Property management (after final delivery project).

Pricing Level / Lease Conditions

This indicative pricing proposal is based on the Next Level baseline building specifications and all prices are quoted per square meter per annum in Euro, excluding VAT, excluded services and expenses.

Facility	List price
Warehouse	EUR 52/sq. m.
Office	EUR 125/sq. m.
Mezzanine	EUR 30/sq. m.

Incentives

- ▲ To be discussed

Lease conditions

- ▲ Early access warehouse based on planning;
- ▲ 10 year ROZ 2015 lease agreement;
- ▲ Extension period of 5 years each;
- ▲ Annual rent indexation, based on CPI (all households 2015 = 100) starting 12 months after the commencement date;
- ▲ All prices are quoted in EUR, excluding VAT, price level date of this proposal, excluding services and expenses;
- ▲ Notice period of 12 months;
- ▲ Payment quarterly in advance;
- ▲ Sufficient bank guarantee;

Proposal validity

- ▲ This indicative proposal is valid for 30 days;
- ▲ The indicative proposal is subject to and board approval of Next Level Development B.V.



Next Steps

A detailed planning will be determined in consultation with the tenant, according to a joint development approach. Therefore we must clearly indicate the direction in which we intend the project to proceed.



Plan Development

- Understand the general outline of your requirements in more detail
- Discuss project and proposal to be able to fine tune pricing, lease conditions and incentives
- Validate project scope, requirements and timing



Contractual detailing



Detailed planning and preparation



Construction



Handover



The mainstays for the future

Our buildings are constructed on the following principles to ensure they are ready for the future:

Efficiency



Premises for efficient logistics

Logistics begins with logical thinking, mapping out the smartest and most efficient routes. The design concept reflects this. By avoiding unnecessarily long walking routes, for example, separating truck and car traffic and giving planners an excellent view of the docks where trucks arrive and depart.



A supremely safe working environment

The distribution centre, warehouses, loading bays... We check the safety of every square metre, leaving nothing to chance. The results are not only apparent in the safety doors, the internal walking routes and docking stations, but also in the traffic plan guaranteeing safety all around your building.



A facility with future-proof quality

A building delivered today must still be relevant decades later. So we make clear choices for today whilst anticipating future developments.



Appearance



A comfortable working environment for all employees

Your employees are your greatest asset. We therefore consider their comfort when designing the logistics premises, for example by allowing as much daylight as possible in the workplace and optimising the indoor climate as well as by avoiding unnecessarily long walking routes.

A logistics building with optimal sustainability

Every logistics building we deliver is totally sustainable, with car charging posts, solar panel infrastructure and high insulation values as standard. A well-conceived energy concept is also part of the design and we make maximum use of daylight on the work floor, for example.





About Next Level



Next Level Development in facts and figures

Next Level is a modest organisation but one which has a significant impact.

We deliver future-proof logistics real estate based on innovative, efficient and smart designs. Places where people enjoy working.

Development experience

500,000+ m²

Next Level provides support by:

Maximising

- The outcome of your business case
- The future-proofing of the building
- The quality of the materials used

Minimising

- Construction risks
- Financial exposure
- Organisational management

Basics for a future-proof design

Average lease period

> 10 years

Lifespan of logistics property

~ 50 years

Next Level branche experience



Conditions for sustainable development

Sustainability standards

BREEAM

- ★★★★☆ Very good
- ★★★★☆ Excellent
- ★★★★★ Outstanding

Strategic location selection



Modular design

Optimal logistics configuration

Clear height:
12²⁰ m

Docks:
1 per 1000m²

Column grid:
12 x 22⁸⁰ m

Office:
~6%

Plot ratio
~60%



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Disclaimer

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