

Butaanweg 5B/5C (3196 KC) Vondelingenplaat, Rotterdam



Approx. 2,314 m² warehouse, approx.
259/383 m² office and approx 190/332 m² mezzanine.

RENTAL PRICE ON REQUEST

excluding VAT and service cost.

Kenmerken

Rental Price

On request

Lease term

5 years with consecutive periods of 5 years each.

Delivery Condition

The property will be delivered free of rent and use (clean and vacated) in its current state.

Other Conditions

Lease agreement based on the landlord's model, which is based on the model of the Council for Real Estate (ROZ).

VAT taxes

Yes.

Security Deposit

Bank guarantee or deposit equivalent to three months' rent including service charges and VAT.

Indexation

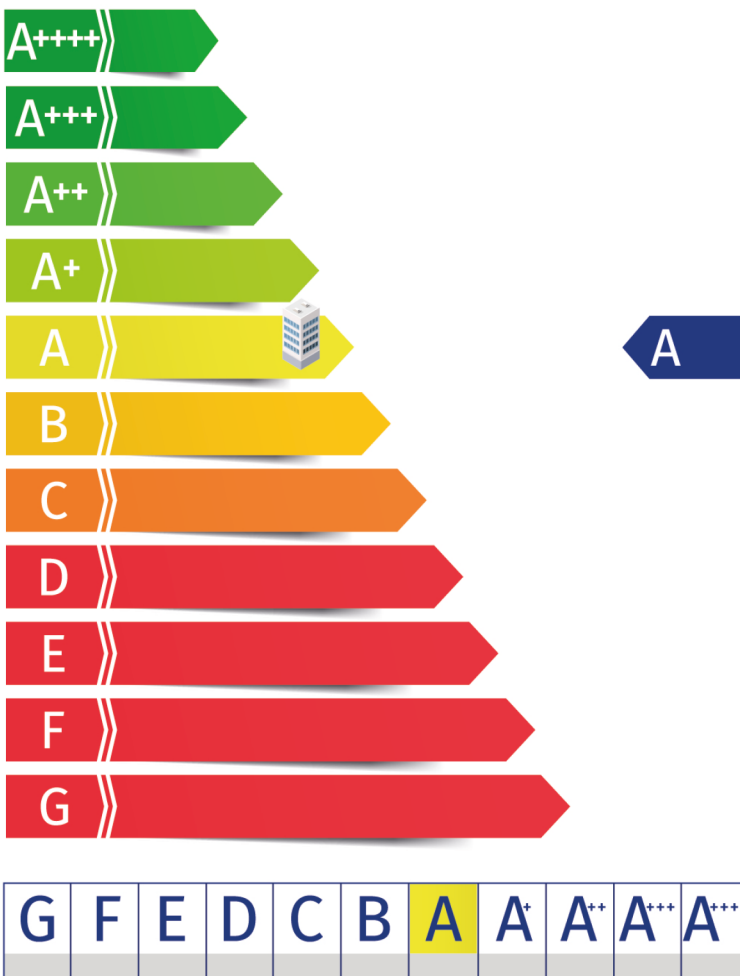
Annually, based on the CPI Index 2015.

Availability

From August 1, 2025, an earlier start date is negotiable in consultation with the current tenant.

Energy Label

The property has an energy label... and is valid until... NOT AVAILABLE.



Layout

Butaanweg 5B

Warehouse space: 2,314 m²

Office space: 259 m²

Mezzanine floor: 332 m²

Parking spaces: 7 (with an additional 8 parking spaces available for rent)

Butaanweg 5C

Warehouse space: 2,319 m²

Office space: 383 m²

Mezzanine floor: 190 m²

Parking spaces: 7 (with an additional 8 parking spaces available for rent)

The areas have been determined as accurately as possible but should not be considered as exact rentable area according to the Dutch Standard NEN 2580.

Facilities

Warehouse space

- 4x Electrically operated overhead doors at dock level (dimensions 3 x 3 meters) per unit;
- 1x Electrically operated overhead door at ground level (dimensions 5 x 5 meters) per unit;
- Certified sprinkler installation type ESFR-K25;
- Concrete column structure 33.8 meters wide and 6 meters deep;
- Concrete facades and steel roofs;
- Dock levelers (electro-hydraulic) with a load capacity of 6,000 kg;
- Flatness of the concrete floor in the warehouse executed according to DIN 15185 NEN 2741;

Mezzanine floor

- Balustrade with loading and unloading zone;
- Concrete floor with a load capacity of 1,000 kg/m².

Office space

- Aluminum window frames with burglar-resistant fittings;
- Floor load 250 kg/m²;
- Heating combined with top cooling;
- Mechanical ventilation;
- Pantry with dishwasher, refrigerator, and boiler;
- Separation of office and warehouse with windows;
- Steel staircase to the floors;
- Suspended ceilings with LED lighting. Average light output of 500 lux;
- Separate sanitary facilities;
- Wall cable ducts (with electricity and WCDs, excl. data cabling);
- Wash and dressing room.



Description

General Information

The central location in the middle of the Rotterdam port area guarantees unique tri-modal accessibility. Distiport Benelux comprises over 28,000 m² of logistics space divided into two buildings. A total of 10 separate units of approximately 2,400 m² each have been created, which can be fully customized thanks to the column-free span of 33.8 meters. The units are suitable for both the storage and distribution of general goods and hazardous materials, and can be interconnected. The necessary (environmental) permits for the storage of hazardous materials and general goods are already in place for the entire project. This saves tenants from complicated procedures and time. Renting today means starting tomorrow!

Directly next to this location is the CTT terminal. The CTT terminal in Rotterdam is easily accessible by

road, rail, and water and is attractively close to high-frequency deep-sea and short-sea connections. From CTT Rotterdam, there are daily inbound and outbound trains from many locations in Poland, and there are rail connections with Antwerp, Switzerland, France, and Spain.

This terminal is accessible for ISPS, sea, and inland vessels up to 200 meters with an 8-meter draft. Furthermore, this terminal has a BRZO license and containers with hazardous materials can be stored in a specially equipped ADR parking area. CTT is now part of the Inland Terminals Group (ITG) with a network of 16 terminals spread across the Netherlands and Belgium.

Continued description

Permitted ADR Classes for Units 5B and 5C
Below is an overview of the ADR classes permitted for units 5B and 5C:

ADR 1.3 and 1.4: Only emergency signals up to a maximum of 100kg NEM (Net Explosive Mass), spread over 2 warehouses. So 2x 50kg. In fire safety storage cabinets.

ADR 2: Only UN1950 and UN2037, in fire safety storage cabinets, aerosols with flammable propellant gas are not allowed.

ADR 4.1

ADR 4.2

ADR 5.1: Yes (limited, details see permit)

ADR 5.2: Yes, up to 1000kg per warehouse and only LQ. Only substances without temperature control.

ADR 6.1: Possible, but very toxic substances LT3 and LT 4 are not allowed (details of other restrictions in the permit, such as maximum packaging content).

ADR 8

ADR 9

CMR substances

Rent Adjustment

Annually, based on the Consumer Price Index (CPI) for all households, 2015 = 100, published by Statistics Netherlands (CBS).

Cadastral Designation

Municipality of Pernis, section A, number 1242, covering approximately 8,243m².

Service Charges

The advance payment for service charges will be €12/m²/year for the warehouse space and €30/m²/year for the office space, plus VAT. The service charges will include, among other things:

Supply of electricity including fixed charges and energy tax;
Supply of water including fixed charges;
Periodic inspection, certification, and maintenance of

Heating system;
Overhead doors;
Sliding gate;
Dock levelers;
Sewer pump installation;
Emergency lighting;
Fire extinguishing system;
Fire hose reels and portable extinguishers;
Fire alarm and evacuation system;
Propane gas tank.
General site cleaning;
Green maintenance;
Snow and ice control;
5% administration costs on the above supplies and services.

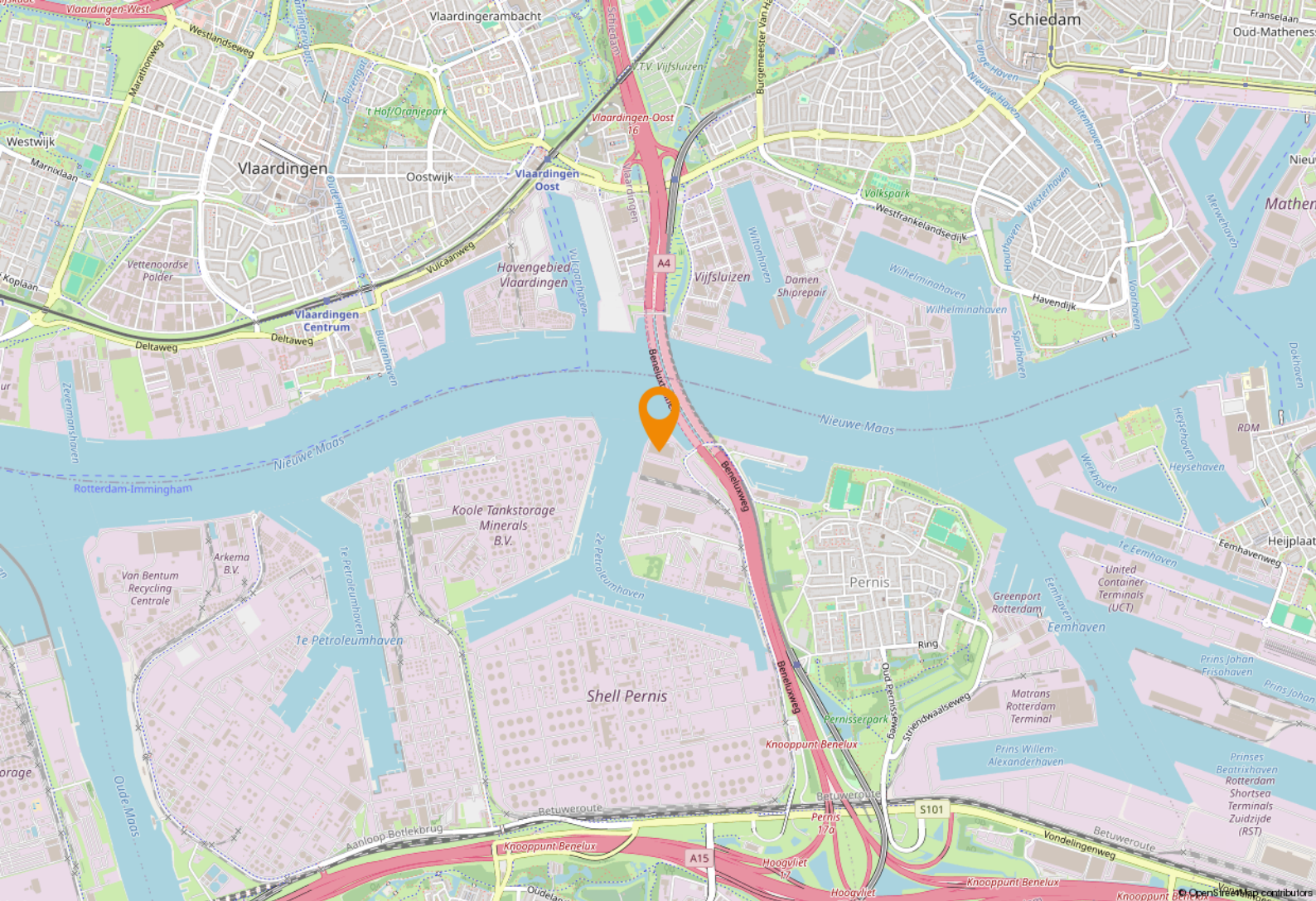
For the supply of gas, the tenant can directly conclude a contract with the operator of the existing propane gas tank on the site.

Other Conditions

Lease agreement based on the landlord's model, which is based on the model of the Council for Real Estate (ROZ).

It is explicitly stated that this non-binding information should not be regarded as an offer or quotation.

No rights can be derived from this information.



Location

Accessibility

The complex is easily accessible via the A15 and A4 motorways. The Benelux interchange on- and off-ramps are approximately 2 km away. The area is directly adjacent to the CTT terminal with connections to the European hinterland by barge and train. The excellent multimodal connection offers logistics companies the opportunity to optimize their supply chain and increase efficiency.

Parking

Seven parking spaces (with an additional 8 parking spaces available for rent).

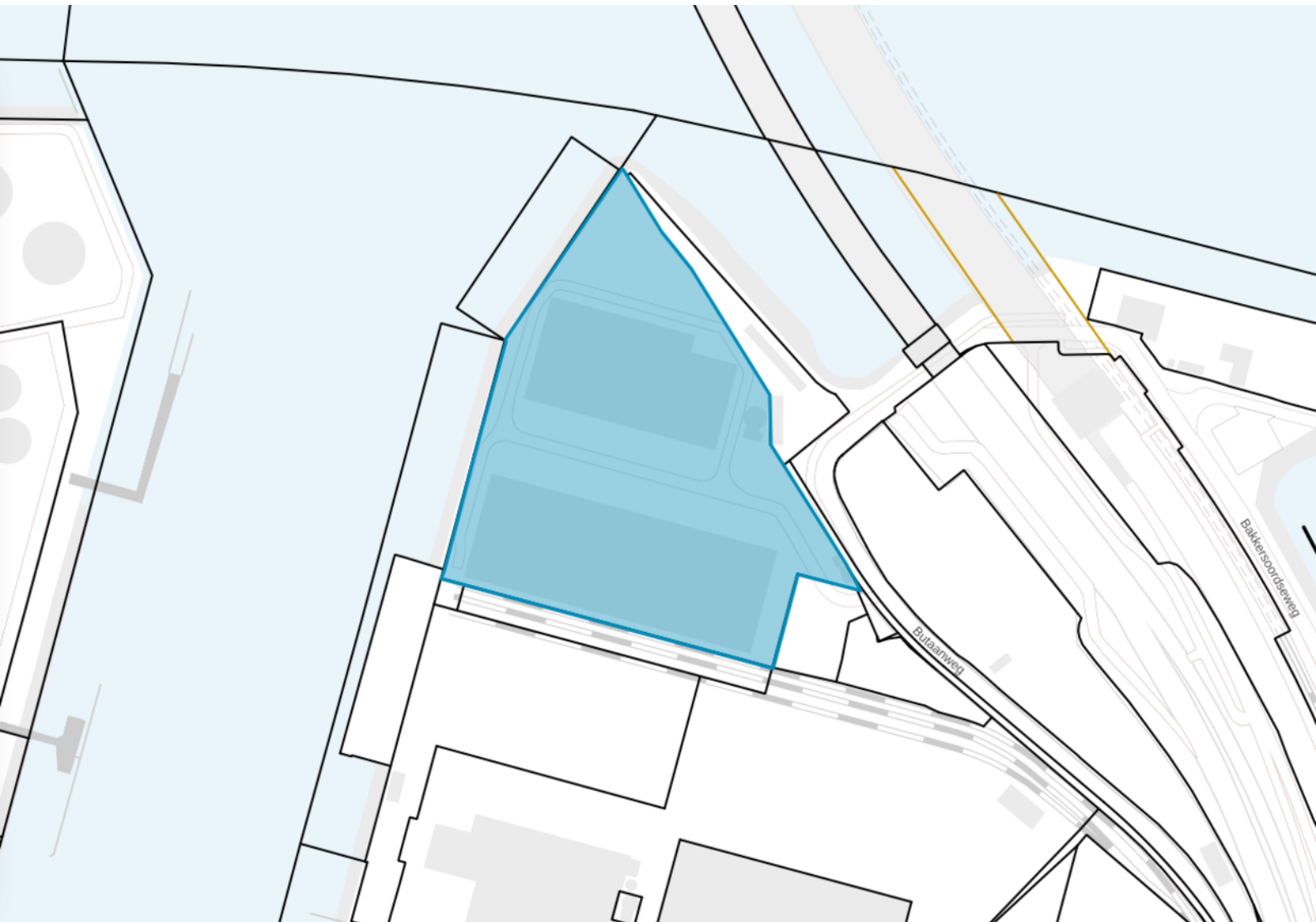
Zoning plan

Bron: [Omgevingswet.overheid.nl](https://www.omgevingswet.overheid.nl)





Cadastral map



Adres

Butaanweg 5 B / 5 C

Municipality

Pernis

Postal code / Place

3196 KC Vondelingenplaat

Section / Plot

A / 1242

Suitable accommodation for your company? Our specialists are ready to help!



Jeroen van der Meer

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Allard van den Berg

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Joost van der Linden

Real estate advisor
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Tel: 088 424 0 236



Felix Linnert

Real estate advisor
Tel: 088 424 0 239



Laura Wijburg

Commercial assistant
Internal service
Tel: 088 424 0 132

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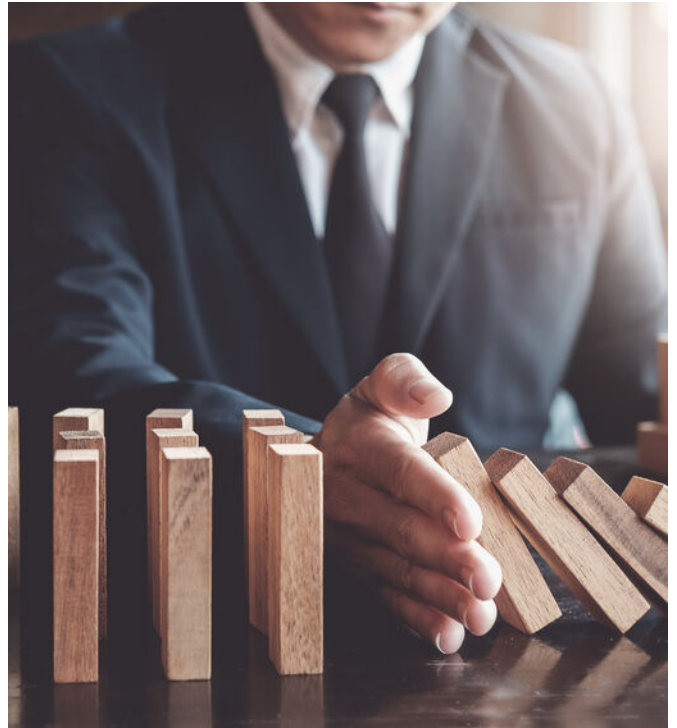
Maaskade 113, 3071 NJ Rotterdam

To request information or schedule a viewing? Call: 010 - 424 8 888

Business insurance

If you're self-employed, own a sole proprietorship, or are a director-shareholder, you want to protect your business as effectively as possible. Because besides growth and forming great collaborations, things can also go wrong. You might be held liable by a client or get into a dispute with a supplier.

It's not just about the 'normal' dangers that apply to everyone: fire, theft, and disability. It's also about risks that are specific to a business. Think, for example, of business liability, cyber risks, and personnel risks. Moreover, your specific industry may also have its own risks such as possible inventory loss or interrupted supply.



What insurance should I take out?

Based on your specific situation, we will conduct an assessment to find a suitable insurance solution. Most insurances are not mandatory, but they are helpful. Depending on the risks that you as an entrepreneur can or cannot/wish to bear, we will assess which insurances we deem necessary. The most common insurances include a business and/or professional liability insurance, an inventory and goods insurance, and a disability insurance.



- ✓ We find the best terms and premiums for your company.
- ✓ You are always assured of expert advice.
- ✓ A dedicated point of contact.
- ✓ Choice from 15+ insurers.
- ✓ The first appointment is on us.



Here's a selection of our insurances

Staff

Insurances for issues like absenteeism, accidents, and liability.

Personal

Insurances for disability and professional liability.

Business

Insurances covering goods, inventory, tenant improvements, business assets, fleet, buildings, glass, and business travel.

Internet

Insurances related to cyber risks: damage caused by malware, ransomware attacks, and reputational damage.



Your personal insurance advisor

Your advisor assists in obtaining insurances that are suitable for your company. With the business risk analysis, your most significant business risks, entrepreneurial risks, employer risks, and existing insurances are analyzed and evaluated. You gain insight into the risks and which measures are relevant to your company.

You can always count on us. Through close collaboration with all insurance companies, we can act quickly. This allows you to focus on what you do best: entrepreneurship.

You can also insure the following

Business Car Insurance

We offer 3 different types of business car insurance: Third Party Liability (TPL), Third Party Liability with limited coverage (Plus), and Comprehensive coverage (All-risk). This ensures you have insurance that fits your specific situation.

If necessary, you will receive legal assistance in disputes concerning the company car. For example, when claiming passenger insurance. Damage to the driver and passengers is covered, as well as damage to items in or on the vehicle resulting from the accident. Even if you are not liable for the damage, you are insured. Convenient, isn't it?

Are you opting for business use of a private car, a company-owned car, or business leasing? The most favorable option depends on several factors, such as the number of kilometers you drive privately and your initial capital. Together, we can determine the best way of Business driving for you.

Would you like to schedule an appointment or do you have a question?

Call 010 - 424 88 03 or email to:
verzekeringen@ooms.com.

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