

**SEGRO**



SEGRO LOGISTICS CENTRE  
**RIJNLANDERWEG**

THE FUTURE OF LOGISTICS REAL ESTATE HOOFFDORP

# INTRODUCING RIJNLANDERWEG

THIS HIGH QUALITY WAREHOUSE AT RIJNLANDERWEG EMBRACES THE DEMANDS OF AN EVER CHANGING INDUSTRY. WITH THE FLEXIBLE USE OF SPACE AND THE GREAT CONNECTIONS WITH THE EUROPEAN HINTERLAND, THIS BUILDING AT RIJNLANDERWEG STANDS FOR A PROGRESSION IN LOGISTICS. A MODERN INDUSTRIAL SPACE THAT ENABLES BUSINESSES TO DEVELOP...

...WE CALL THIS WORK IN PROGRESS.

## THE OPPORTUNITY

SEGRO Logistics Centre Rijnlanderweg offers a flexible location with logistic spaces from 1,300 sq m up to 2,000 sq m, that can be let as single units or combined to larger units. With the advantage of being in the vicinity of Amsterdam and with the benefits of a great connectivity to the rest of Europe, this is a perfect location for e-commerce, wholesale or small logistic businesses.

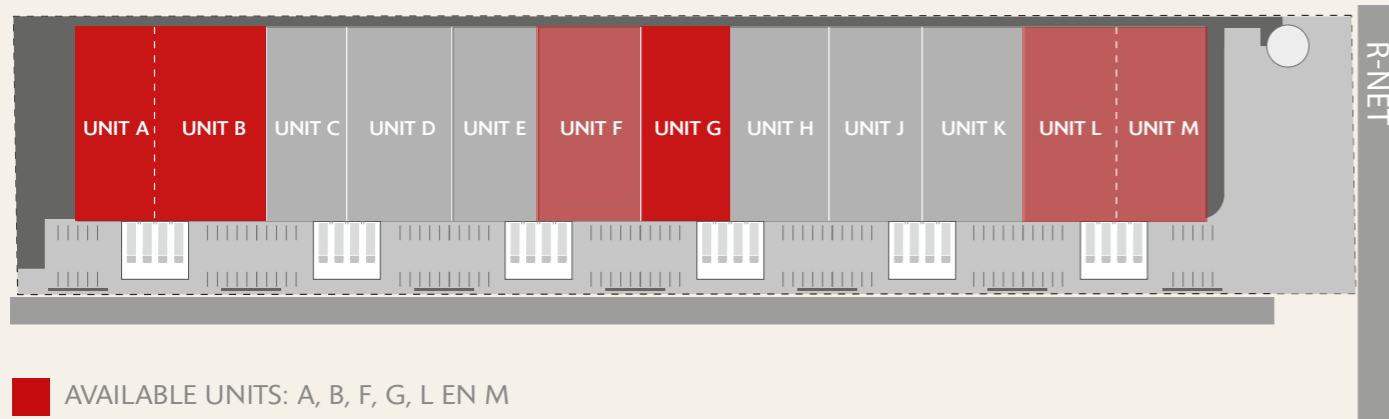
## ACCESSIBILITY

The site is located next to Schiphol Amsterdam Airport, combining 1,44 million tons of cargo with 366 destinations. It is easily accessible by road, offering excellent transport links to the A4 that leads to the centre of Amsterdam and the cities of The Hague and Rotterdam, and also to the extended A5 towards the port of Amsterdam. The new N201 provides access to Amsterdam Airport in less than 10 minutes, and therefore makes it the most accessible business location in the Amsterdam and Schiphol region.

## BEST IN CLASS

SEGRO Logistics Centre Rijnlanderweg is a building with a high quality design. It has a light interior and a tailor-made safety and security construction. It combines innovation, proven expertise and customer support with grade A industrial facilities, fundamental when developing an efficient supply chain. In addition to SEGRO's unrivalled portfolio and wide spectrum of customers, SEGRO Rijnlanderweg is located in a prime industrial and logistic hotspot that functions as an e-commerce hub in Western Europe.

# RIJNLANDERWEG 766



# 19,486 sq m

LIGHT INDUSTRIAL WAREHOUSE UNITS

## ACCOMMODATION SCHEDULE

UNITS	Ground floor (office/expedition)	Warehouse (storage/expedition)	1 <sup>ST</sup> floor (mezzanine/office)	TOTAL	Parking spaces	Availability
A	/	1,175	165	1,340	8	Available immediately
B	140	1,433	289	1,862	12	Available immediately
C	83	1,098	215	1,396	8	
D	/	1,570	301	1,871	14	
E	82	1,094	210	1,386	8	
F	141	1,434	291	1,866	14	Available from 1-11-2025
G	83	1,098	215	1,396	8	Available immediately
H	140	1,430	289	1,859	14	
J	82	1,094	210	1,386	8	
K	140	1,432	286	1,858	14	
L	82	1,099	208	1,389	8	Available from 1-07-2025
M	145	1,441	291	1,877	14	Available from 1-07-2025
<b>TOTAL</b>	<b>1,118</b>	<b>15,398</b>	<b>2,970</b>	<b>19,486</b>	<b>130</b>	



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## GENERAL SPECIFICATIONS

Units A&B and L&M are currently merged together. It is possible to use the units as one large unit or divided into two smaller units.

Built in 2009

A building with a lot of daylight

Private entrance per unit

Insulation value facades 3,0 m<sup>2</sup>K/W

Roof insulation value 3,0 m<sup>2</sup>K/W

U value glass 1,2 W/m<sup>2</sup>K

Closed terrain with barriers, gate and fences

Separate electricity and water connection for each unit

Central installation for heating and cooling

Easy to expand and combine units

## WAREHOUSE SPECIFICATIONS

2 dock levellers per unit

1 overhead door at ground level per unit

Dock area 22 m

Manoeuvring area approx. 33 m

Floor load warehouse 30 kN/sq m

Floor load 1st floor 4 kN/sq m

Free height from 9.3 m to 10.3 m

Maximum height of docks 4.6 m

Warehouse temperature heating up to 13 degrees celcius at a minimum temperature of -10 degrees celcius

## OFFICE SPECIFICATIONS

Central installation for heating and cooling

Temperature offices cool down to 24 degrees celcius at a maximum temperature of 28 degrees celcius outside

Frontside of building (south facing) with automatic blinds

Free height ground floor 4.5 m

Free height first floor 5 m

Pantry and toilet on the ground floor

Pantry and two toilets on the first floor

Possibilities for wardrobe space or office space

First floor flexible for mezzanine or office space

## RIJNLANDERWEG 766



### RENTAL SPECIFICATIONS

Rent adjustment: Annual, based on the change to the monthly price index figure according to the consumer price index (CPI), series CPI "all households" (2015=100), most recently published by the Central Bureau of Statistics (CBS)

Lease term in consultation with the landlord

Payment monthly in advance

Security Bank guarantee / Corporate guarantee or deposit depending on the credit score

Lease agreement Lease based on the standard model of the ROZ, Council for Real Estate Matters, model February 2015



# WORKING IN A THRIVING ENVIRONMENT

The 'park' in our development's name is not some marketing weasel word.

We are creating a biodiverse landscape where those working on site can relax and recharge in more natural surroundings.

The park consists of several communal outdoor spaces which are a fantastic asset for any workplace. Not only does it provide a much-needed break from the work environment, but it also offers a variety of benefits for employees.

The presence of grass, trees, plants, flowers and comfortable furniture creates a peaceful and relaxing environment, allowing employees to recharge and return to work with a clear mind. This space can also be used for team-building activities, picnics, and other social events, helping to foster a sense of community and improving overall morale.

The communal outdoor space is an excellent investment for any workplace and can lead to increased productivity, job satisfaction, and employee well-being.





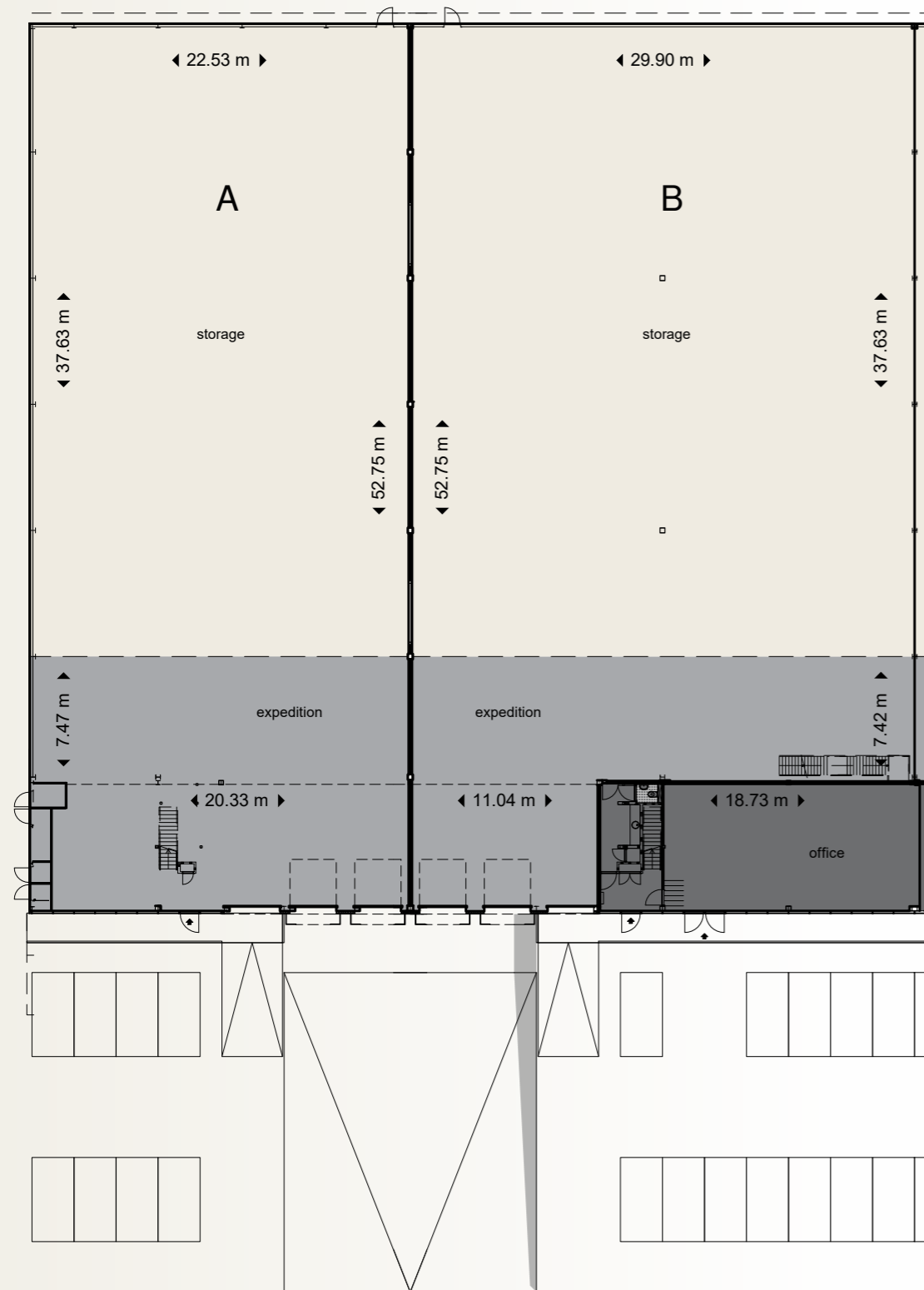
# **PROGRESS IS A THRIVING ENVIRONMENT**

SEGRO has always attached great importance to developing all properties as sustainable as possible. But that does not go far enough for us. Responsible project development means more than optimizing the property itself; the site itself should also be put to the best possible use and create added value for our users and local residents. That's why we add a crucial factor: a healthy ecosystem.

That's why many of our sites, including Segro Logistics Centre Rijnlanderweg, feature insect hotels, nesting holes for native birds and beehives. With these measures, we are actively supporting species conservation and taking an important step towards maintaining a healthy ecosystem. A great side effect: delicious honey from the roofs of Segro Logistics Centre Rijnlanderweg.

# FLOORPLAN

## UNIT A&B



### SPECIFICATIONS UNIT B

Ground floor (office/expedition)	140 sq m
Warehouse (storage/expedition)	1,433 sq m
1 <sup>st</sup> floor (mezzanine/office)	289 sq m

### SPECIFICATIONS UNIT A

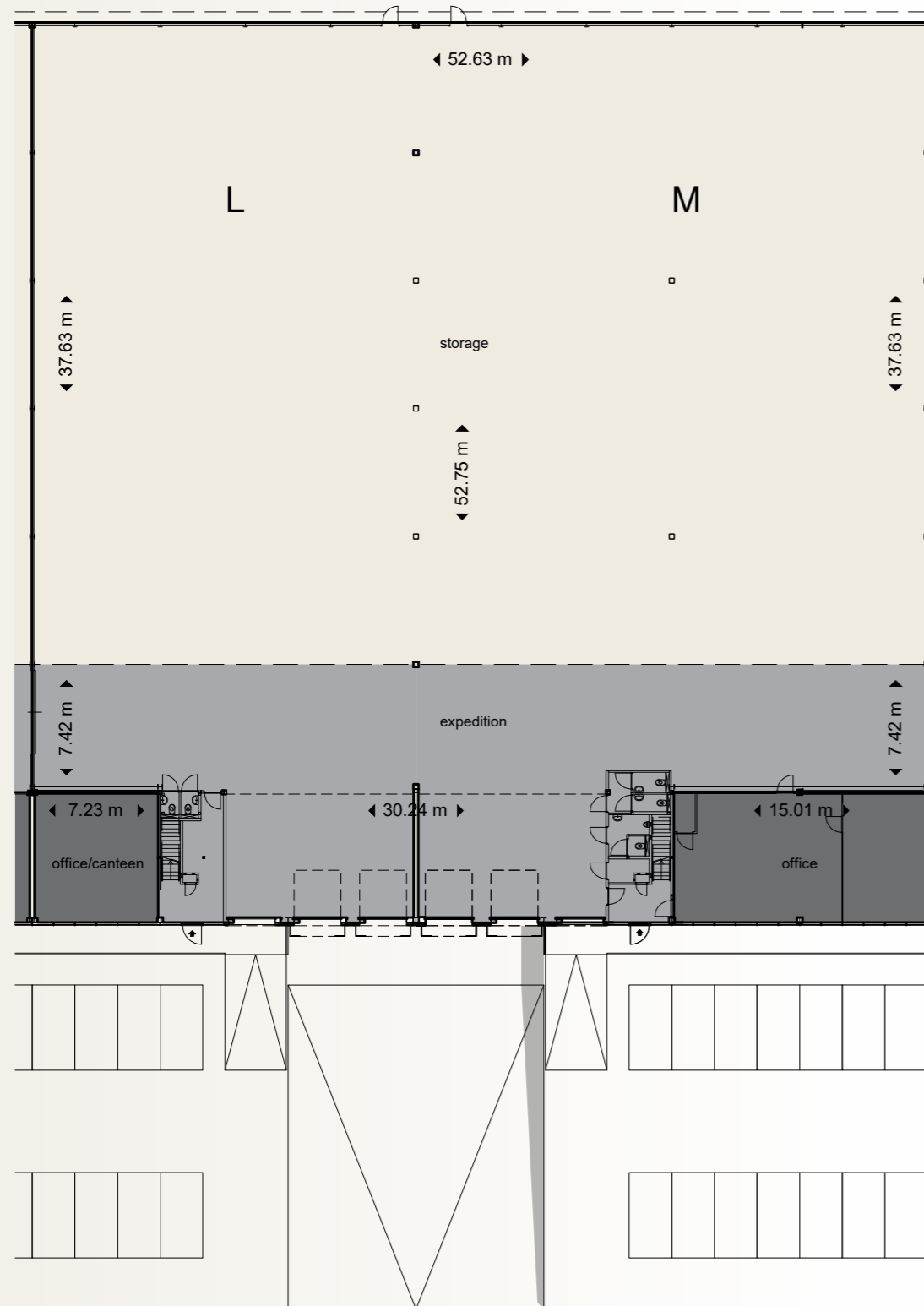
Ground floor (office/expedition)	- sq m
Warehouse (storage/expedition)	1,175 sq m
1 <sup>st</sup> floor (mezzanine/office)	165 sq m



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# FLOORPLAN

## UNIT L&M

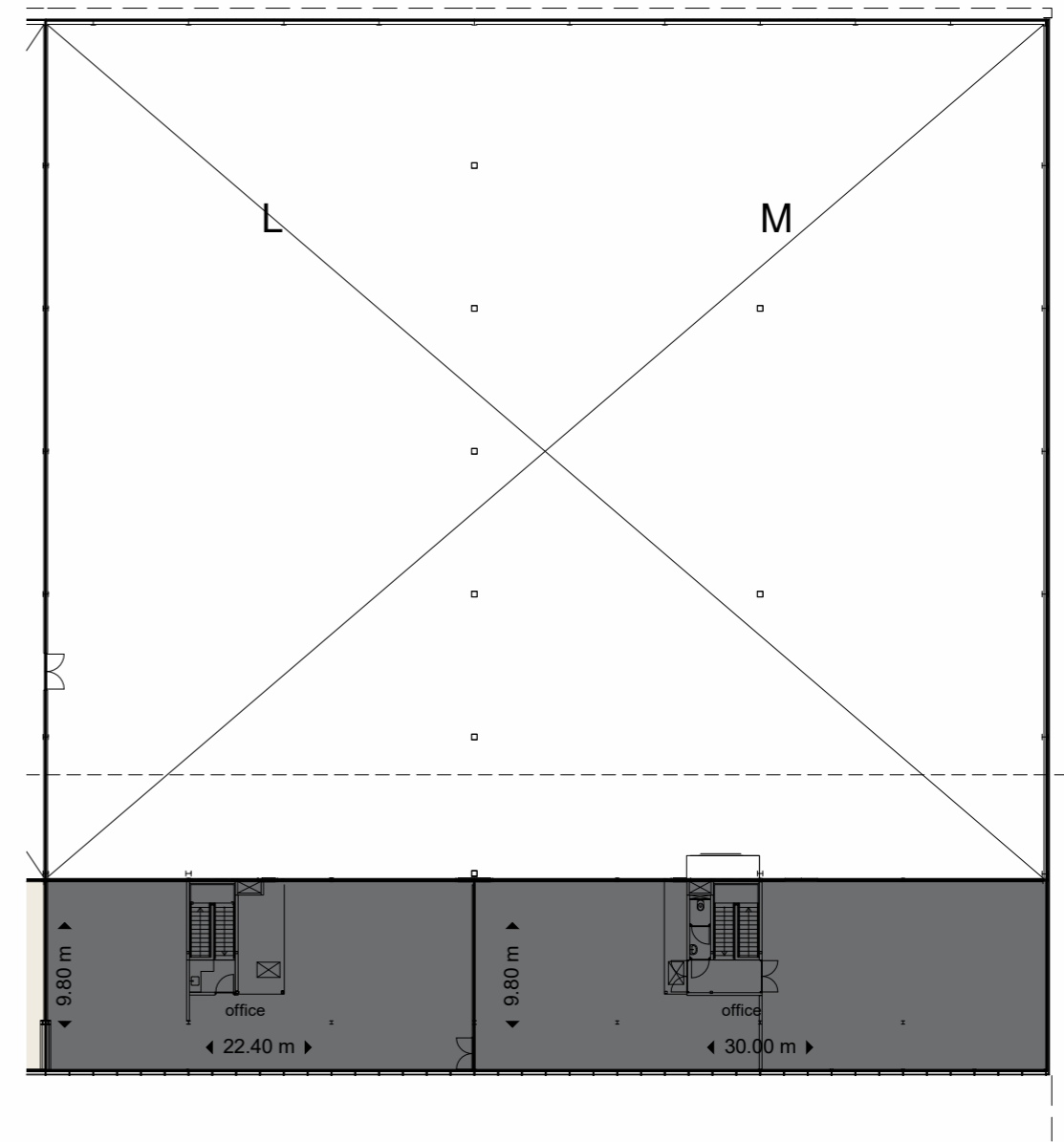


### SPECIFICATIONS UNIT L

Ground floor (office/expedition)	82 sq m
Warehouse (storage/expedition)	1,099 sq m
1 <sup>st</sup> floor (mezzanine/office)	208 sq m

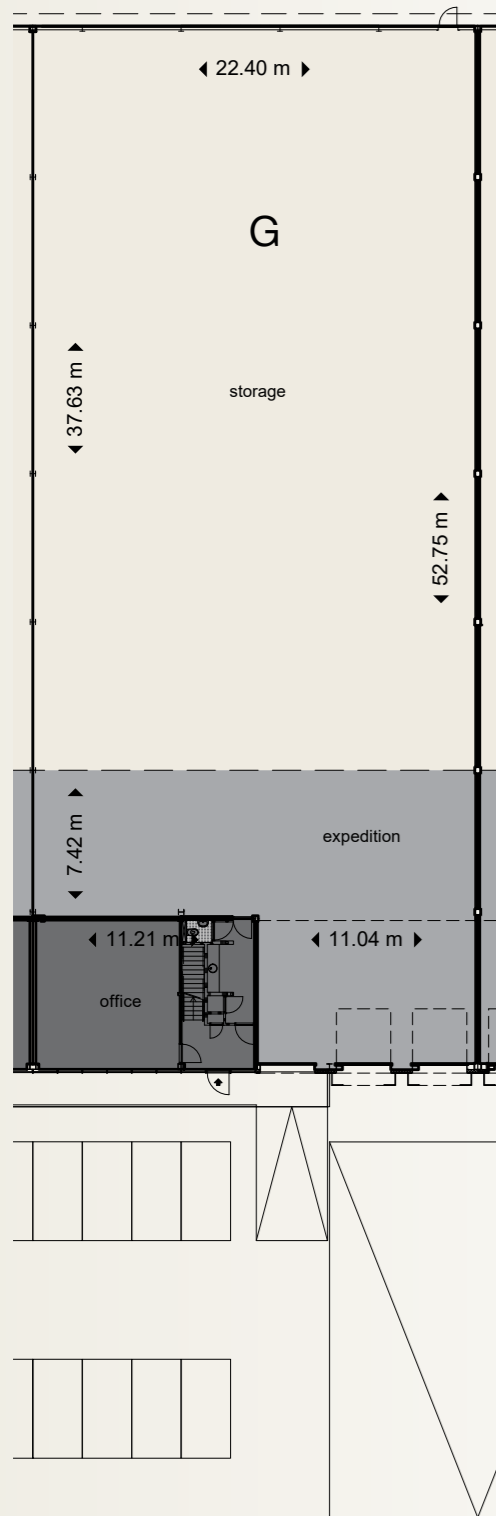
### SPECIFICATIONS UNIT M

Ground floor (office/expedition)	145 sq m
Warehouse (storage/expedition)	1,441 sq m
1 <sup>st</sup> floor (mezzanine/office)	291 sq m



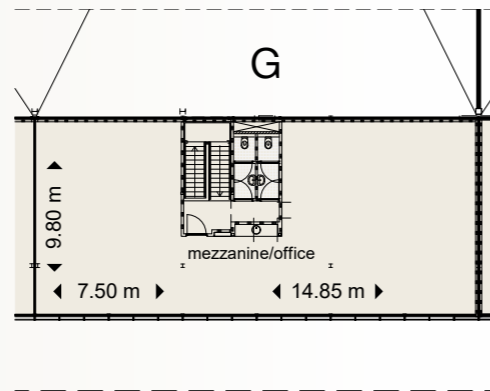


# FLOORPLAN UNITS G

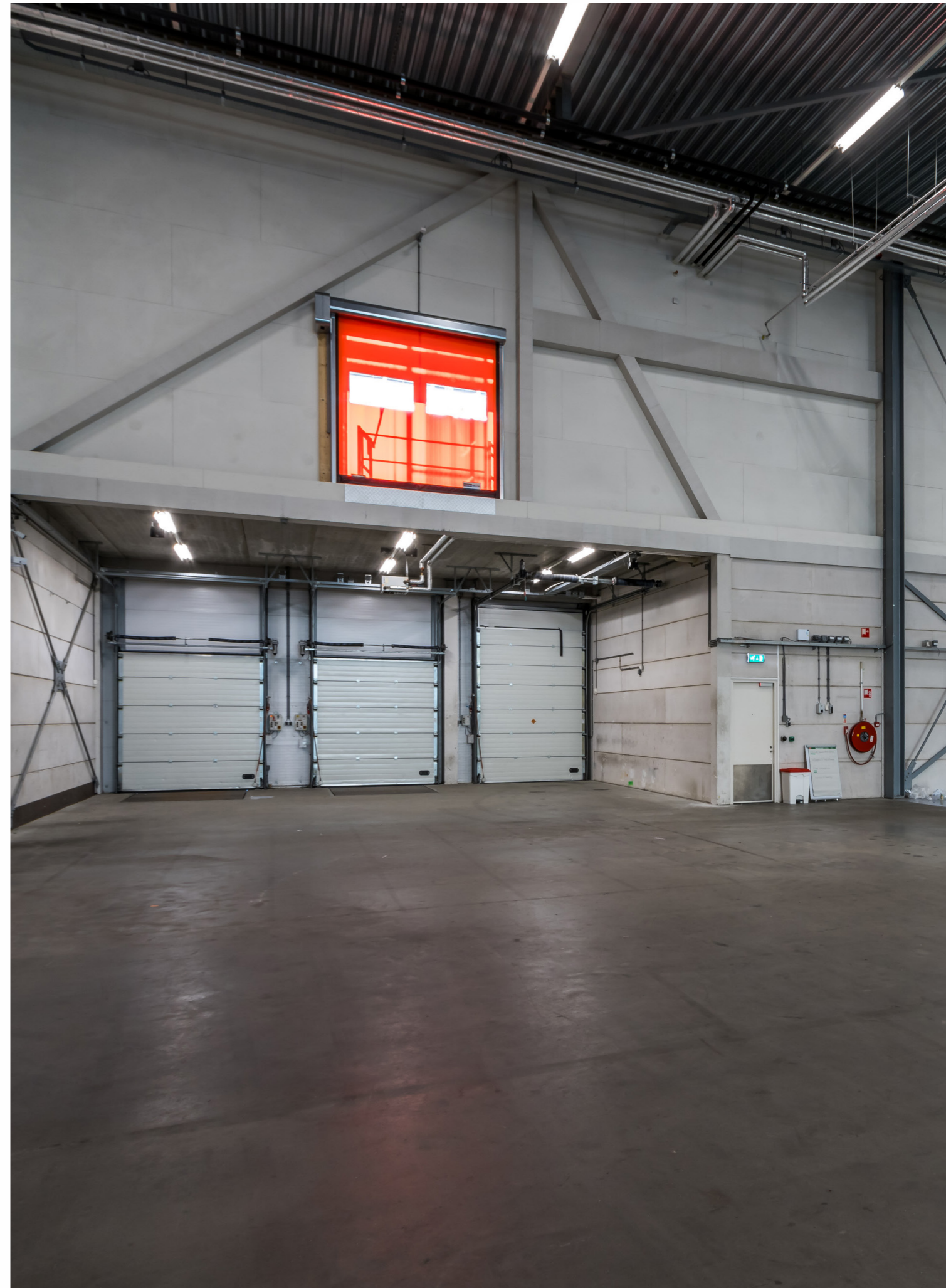


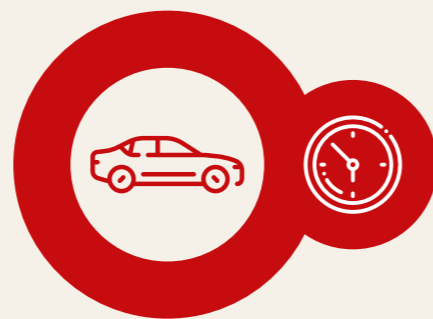
## SPECIFICATIONS UNIT G

Ground floor (office/expedition)	83 sq m
Warehouse (storage/expedition)	1,098 sq m
1 <sup>st</sup> floor (mezzanine/office)	215 sq m



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## RIGHT PLACE, RIGHT TIME

### LOGISTICS HOTSPOT

SEGRO Logistics Centre Rijnlanderweg is perfectly positioned at one of the most attractive logistics hotspots of the Benelux.

Directly at Amsterdam Airport and only a short distance away from the ports of Rotterdam and Amsterdam, Segro Logistics Centre Rijnlanderweg is perfectly located to meet the demands of today's logistics businesses.

DRIVE TIMES	KM	MINS
A4	2	3
A5	3	4
Train station Hoofddorp	4	5
Hoofddorp city centre	3	5
Schiphol Airport	7	7
Port of Amsterdam	20	20
Rotterdam Airport	52	35
Port of Rotterdam	60	52
Port of Antwerp	157	99

Source: Google Maps





## ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, and is a leading owner, manager and developer of modern warehouses and industrial property. It owns or manages 9.9 million square metres of space (106 million square feet) valued at €23.55 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in seven other European countries.

For over 100 years SEGRO has been creating the space that enables extraordinary things to happen. From modern big box warehouses, used primarily for regional, national and international distribution hubs, to urban warehousing located close to major population centres and business districts, it provides high-quality assets that allow its customers to thrive.

A commitment to be a force for societal and environmental good is integral to SEGRO's purpose and strategy. Its Responsible SEGRO framework focuses on three long-term priorities where the company believes it can make the greatest impact: Championing low-carbon growth, Investing in local communities and environments and nurturing talent.

# SEGRO

### FOR FURTHER INFORMATION, PLEASE CONTACT:



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