

SEGRO LOGISTICS CENTRE
RIJNLANDERWEG
THE FUTURE OF LOGISTICS REAL ESTATE
HOOFDDORP



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 1,000 sq m up to 19,486 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.

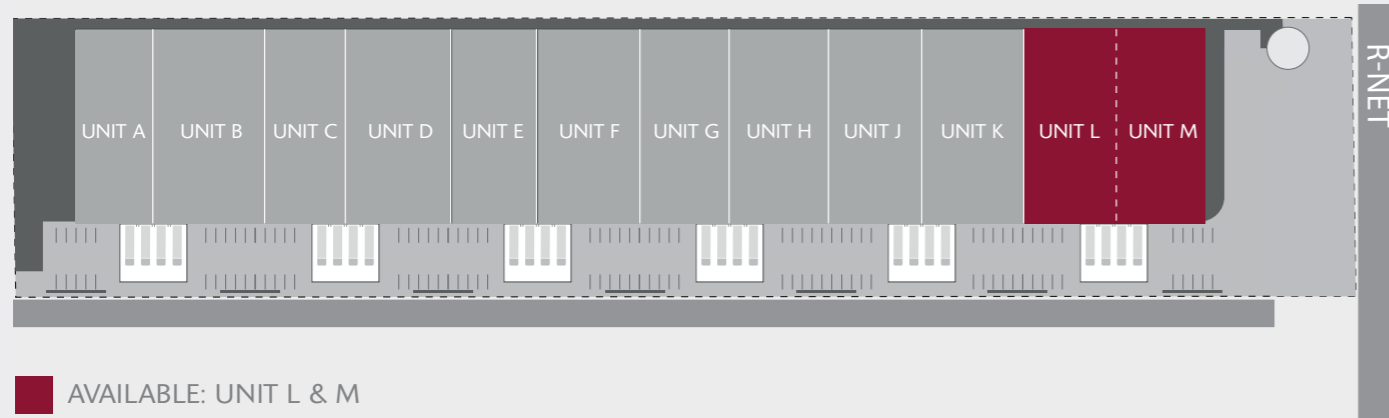
ACCESSIBILITY

The site is located next to Schiphol Amsterdam Airport, combining 1.6 million tons of cargo with 322 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 ST floor (mezzanine/office)	TOTAL	Parking spaces
A	/	1,175	165	1,340	8
B	140	1,433	289	1,862	12
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
G	83	1,098	215	1,396	8
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
M	145	1,441	291	1,877	14
TOTAL	1,118	15,398	2,970	19,486	130

GENERAL SPECIFICATIONS

Units 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 m²K/W

Roof insulation value 3,0 m²K/W

U value glass 1,2 W/m²K

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

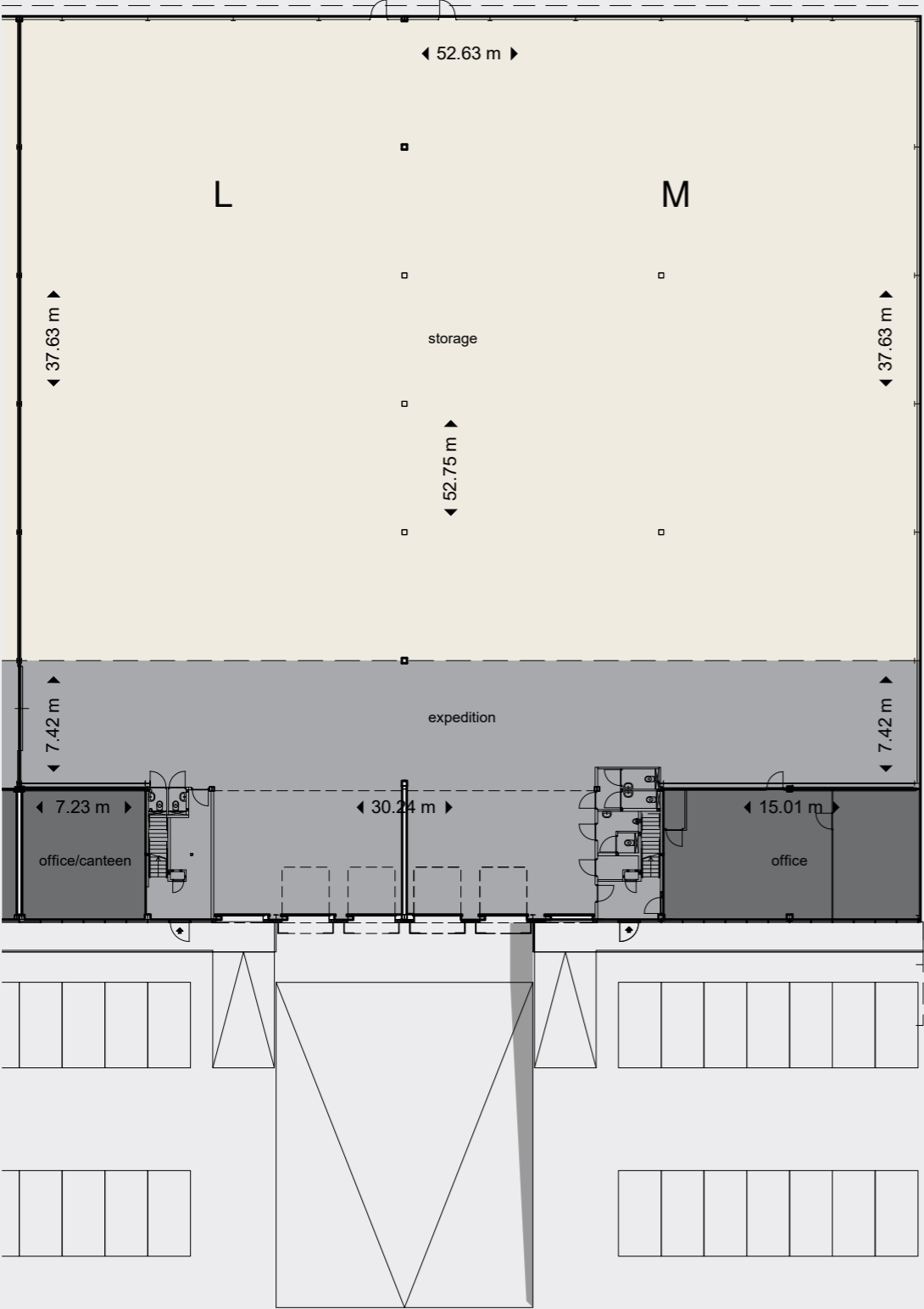
Payment monthly in advance

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



FLOORPLAN UNIT L&M

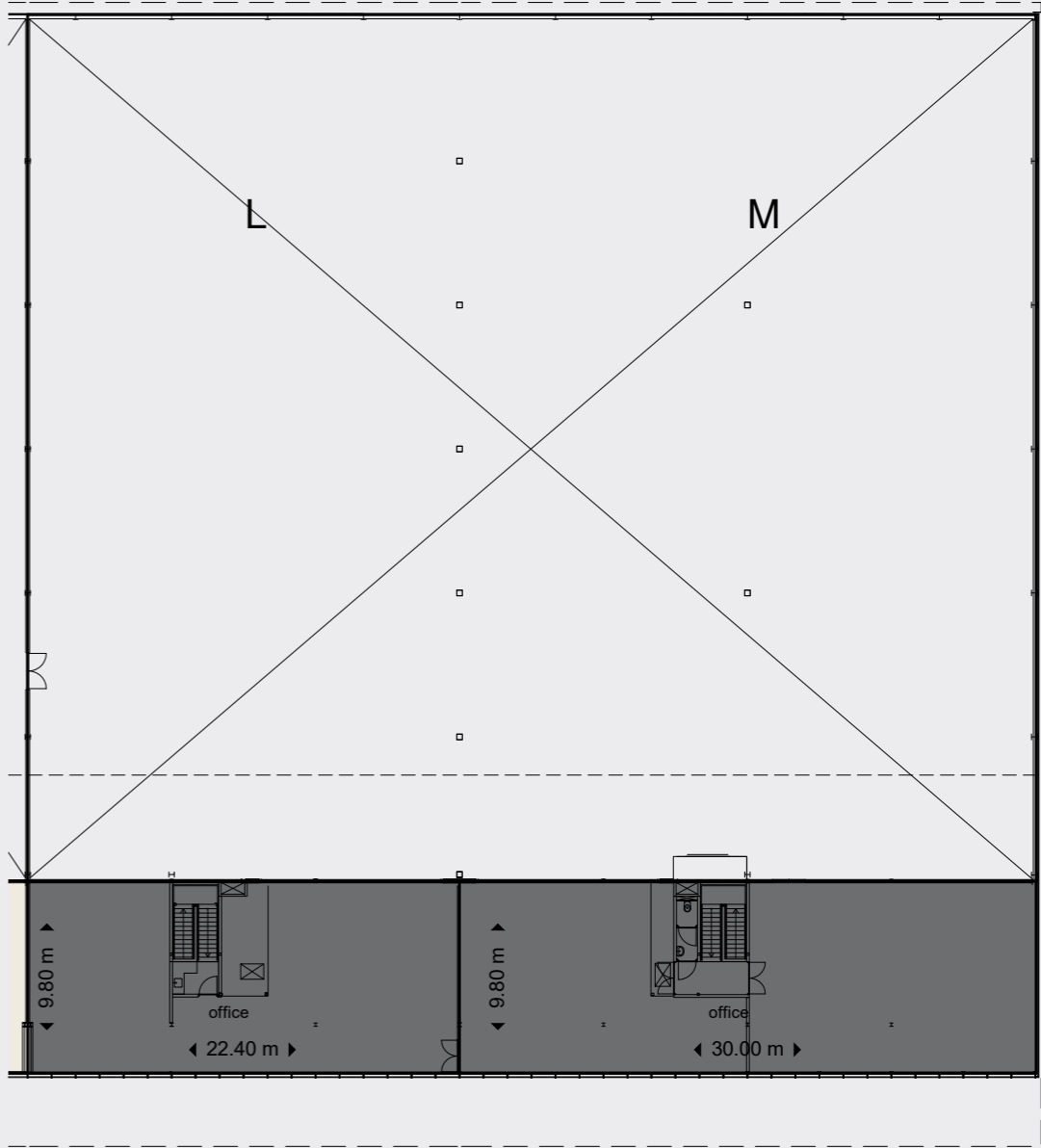


SPECIFICATIONS UNIT L

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

SPECIFICATIONS UNIT M

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



LOGISTICS

HOTSPOT

RIJNLANDERWEG HOOFDDORP



RIJNLANDERWEG



DRIVE TIMES

	KM	MINS		KM	MINS
A4	2	3	Port of Amsterdam	20	20
A5	3	4	Rotterdam Airport	52	35
Station Hoofddorp	4	5	Port of Rotterdam	60	52
Central Hoofddorp	3	5	Port of Antwerp	157	99
Schiphol Airport	7	7			

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 8.8 million square metres of space (95 million square feet) valued at £17.1 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.

See www.SEGRO.com for further information.

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