

**DELIN CAPITAL**  
ASSET MANAGEMENT

# DCAM VIANEN II

State of the art logistics distribution centre



Total 23,740 m<sup>2</sup> | Completion Q1 2018

## A new state of the art logistic property will be developed at business park gaasperwaard vianen.

This speculative development will comprise a total floor area of approx. 23,740 m<sup>2</sup>, divided over approx.

20,620 m<sup>2</sup> warehouse space, approx. 2,370 m<sup>2</sup> mezzanine space and approx. 750 m<sup>2</sup> office space.

The development will be delivered with dedicated car parking spaces and will be developed and delivered in accordance with the latest specifications for modern warehousing.

Furthermore the complex will be certified according to the BREEAM-NL New Build, whereby the basic principle for certification level will be Good.



## Location

Vianen is a medium sized city in the province Utrecht, located just south of Utrecht in the center of the Netherlands. The logistic market in Utrecht has a national character and is strongly related with distribution networks. The geographical position in the heart of the country as well as its accessibility by car, train and inland shipping are the main driving factors for its popularity as domestic distribution hub.

Gaasperwaard in Vianen is located along the A27 motorway. Gaasperwaard located on the eastern side of the Everdingen junction between the A27 motorway and the A2 motorway, and near the A12 motorway. This is one of the most centrally located business parks in the Netherlands. Utrecht, Houten and Nieuwegein are just minutes away, furthermore there are great connections to the Randstad area. The total surface of business park “Gaasperwaard” is approximately 31 hectares.

## Accessibility

Business park Gaasperwaard lies next to the important motorways, A27 motorway from Belgium towards the north east of the Netherlands (Antwerp – Breda – Utrecht – Almere) and A2 (north-south connection: Amsterdam – Utrecht – Eindhoven – Maastricht) and furthermore very close to the A12 motorway (west-east connection: The Hague – Utrecht – Arnhem – Germany).

## Easy access to



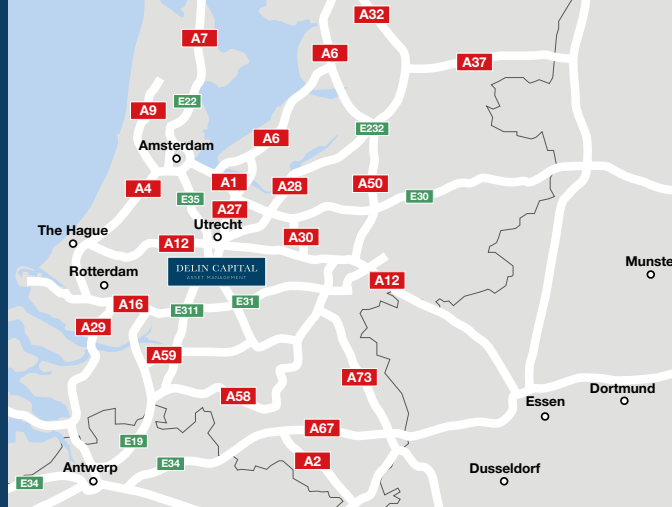
Container terminal



Excellent connections



Airport



## Warehouse Overview

- Column spacing of approx. 22.8m
- Warehouse depth- 100 m
- Certified sprinkler type ESFR K17
- Stacking height 10.75 m<sup>1</sup>
- Concrete warehouse floor flatness according to DIN 18.202 Zeile 4
- Max. average floor load 50 kN/m<sup>2</sup> and point load of racks 80 kN
- 26 docks with electrical hydraulic dock levelers, 60 kN dynamic load
- Dock shelters, dock bumpers and dock numbers
- 1 electrical overhead-door (4.0 x 4.2 m) at ground level
- LED lighting 200 LUX
- Direct fired heaters

## Office Overview

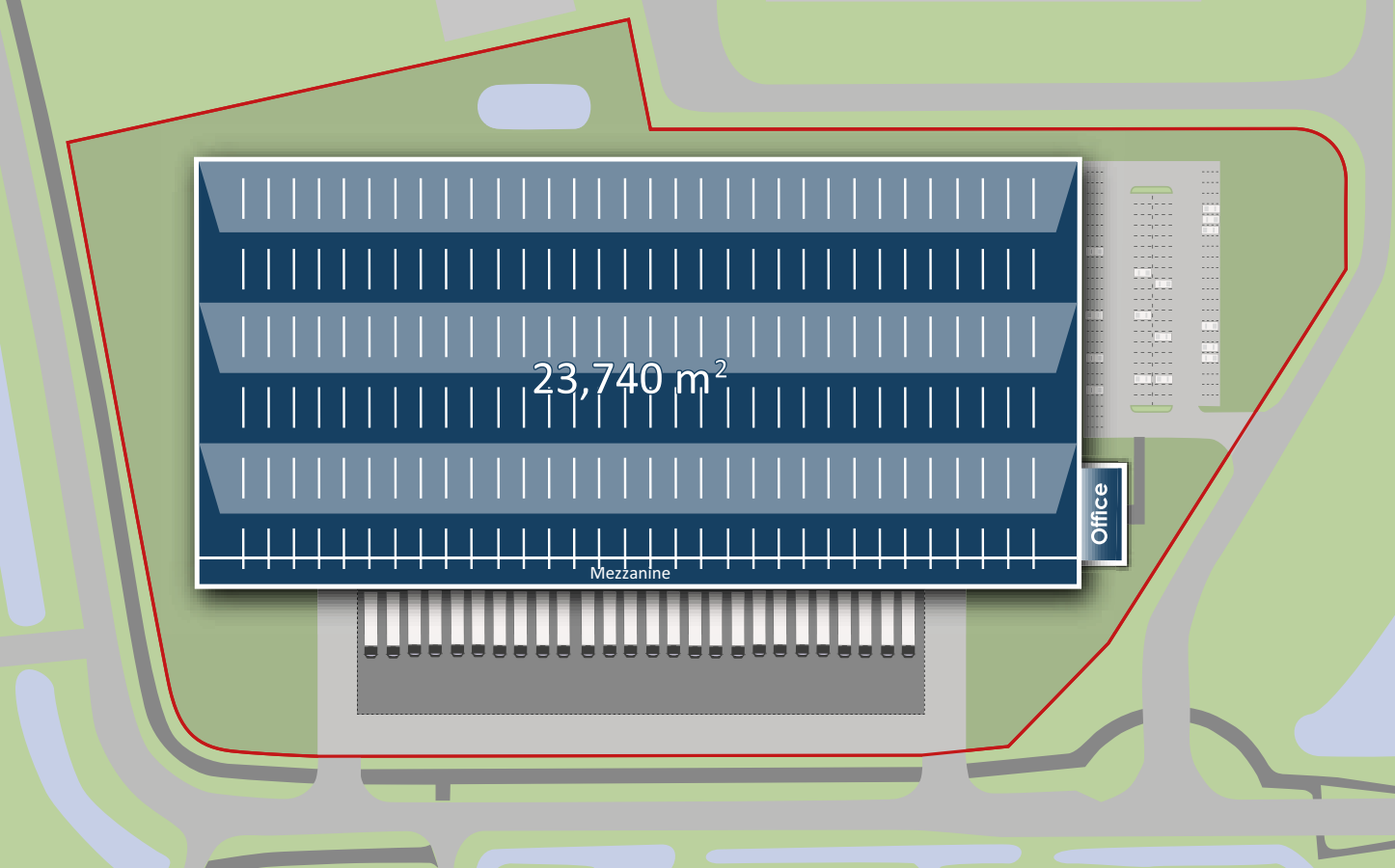
- Metal-stud walls, distempored finish
- Space divided over two floors
- Screen-friendly led-lighting (500 lux)
- Aluminum window frames with insulating glazing HR++
- Local heating radiators
- Cable ducts
- Sprinkler system
- Floor load offices 5 kN/m<sup>2</sup>

## Mezzanine Overview

- Floor load mezzanine: approx. 7.5 kN/m<sup>2</sup>
- Balustrade equipped with dock area including tipping railing

## Site Overview

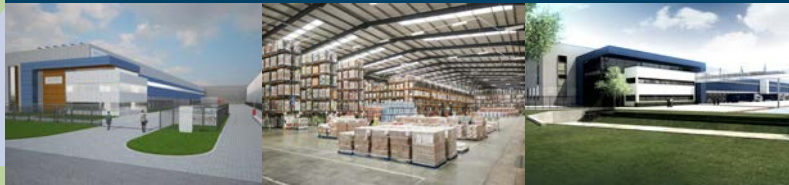
- Separate traffic for freight and passenger cars
- Loading area equipped with steel wheel guides
- Completely fenced
- Electric remote controlled sliding gates



Delin Capital Asset Management was established in 2012. Since then, we have grown into a major European logistics investor and developer with a focus on core European markets. We concentrate on regions that have a large consumer base and key multi-modal distribution hubs with efficient infrastructure.

Today, we manage a portfolio of more than 600,000m<sup>2</sup> of existing logistics facilities, which is growing through further development and acquisitions. The DCAM team is based in London and Rotterdam and has extensive real estate and logistics experience.

As long term investors, our philosophy is to build strong relationships with our customers and work closely with them. In this way, we provide logistics space that matches the customer needs in a fast moving and dynamic consumer environment.



**Accommodation and rent**

<b>Unit 1</b>		<b>Rent</b>	<b>/m<sup>2</sup></b>
• Warehouse space	20,620m <sup>2</sup>	• Warehouse space	57.50
• Office space	750m <sup>2</sup>	• Office space	120.00
• Mezzanine space	2,370m <sup>2</sup>	• Mezzanine space	30.00
• Total	23,740m <sup>2</sup>		

All surfaces are approximate and calculated on basis of Gross Floor Area (GFA/BVO). Rent levels are excl. VAT, per annum. Lease contract as per ROZ-2015 model. Service costs to be determined. The information given is of a general nature and only represents an invitation to enter into negotiations. No rights can be derived from this information. Delin Capital Asset Management is the trading name of Delin Capital Investment Management Limited, which is authorised and regulated by the Financial Conduct Authority, and Delin Capital Asset Management UK Limited.

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