PERFECT RENT



Melbournestraat
3047 BJ Rotterdam

€ 1.495 p.m.

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3034 SH Rotterdam

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Price	€ 1.495 p.m.
Status	Rented
Acceptance	Directly

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Multifunctional 133 sq m warehouse space with two parking spaces for rent in Business Park North West.

Location and accessibility:
The commercial property is located at Bedrijvenpark Rotterdam Noord-West, an easily accessible business area near Spaansepolder and Rotterdam Airport. You enjoy direct access to both the A13 (Rotterdam-The Hague) and A20 motorways. As a result, the airport, the port area, Westland and Hoek van Holland are quickly accessible. The site is also accessible by public transport thanks to various bus connections.

Layout:
- Ground floor of approximately 64 m² and a ceiling height of 2.75m. This floor has a practical overhead door (2.20m drive trough height) and a separate front door with landing to the ground floor business space and stairs to the office space above. The ground floor has a floor load of up to 1,000 kg per m².
- First floor of approx. 65m² with a bright office space, a pantry, two toilets and additional archive space.
- Two private parking spaces in the outdoor area.

Facilities:
- Hand-operated overhead door.
- Radiators and heater.*
- Air conditioning.*
- Heating by new central heating boiler (installation year 2024).*
- Electricity and water supplies behind the main meter.*
- Present suspended ceiling and wooden wall cladding.*
- Present floor covering.*
- Mechanical ventilation.*
- Fire hose reel.*
- Pantry and two toilets.*
- Three-phase electricity connection.
- Fibre optic connection.
- The leased property has energy label C and is fitted with floor, wall and roof insulation with an RC value of 2.5.

*The facilities marked with a star do not belong to the leased property and may be used by the tenant free of charge. Repair, maintenance or replacement are the tenant's responsibility.

Zoning and use:
According to the zoning plan Bedrijventerrein Noordwest, the leased property falls under the destination ‘Bedrijventerrein’. Use for businesses up to category 3.2 of the accompanying List of Business Activities is permitted, e.g. a contracting company.

Conditions:

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- Rent: € 1,495 per month.
- Sales tax: no sales tax is due on the rent and any service charges.
- Service costs: not applicable.
- Rent period: both flexible and long-term rent periods are possible.
- Notice period: twelve months, shorter periods are negotiable.
- Security deposit: three times the monthly payment obligation.
- Lease agreement: based on the most recent ROZ model.

Interested?
Please contact us for more information or to schedule a viewing. A business space to enjoy awaits you!

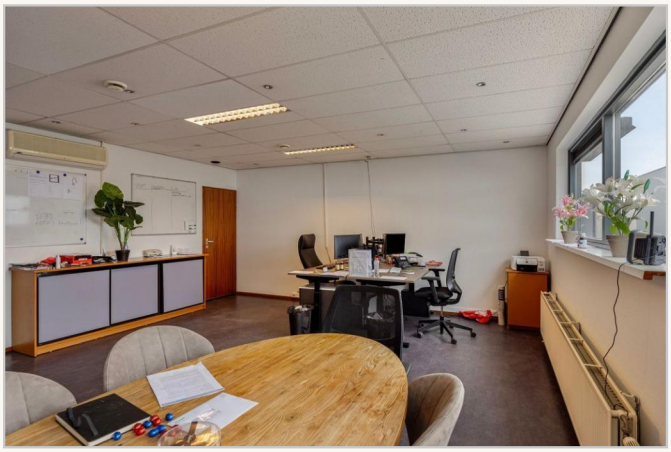
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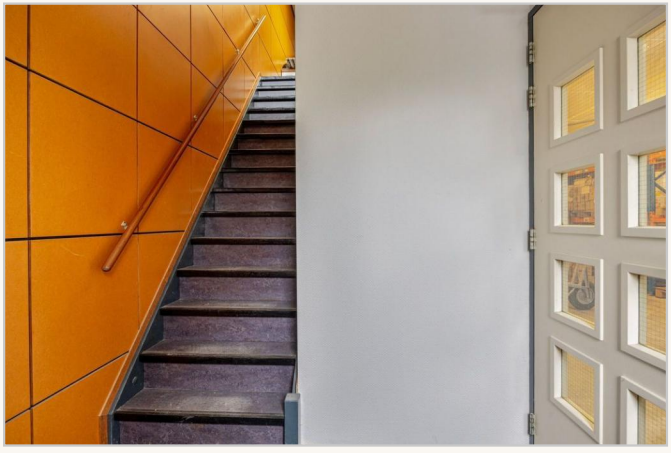
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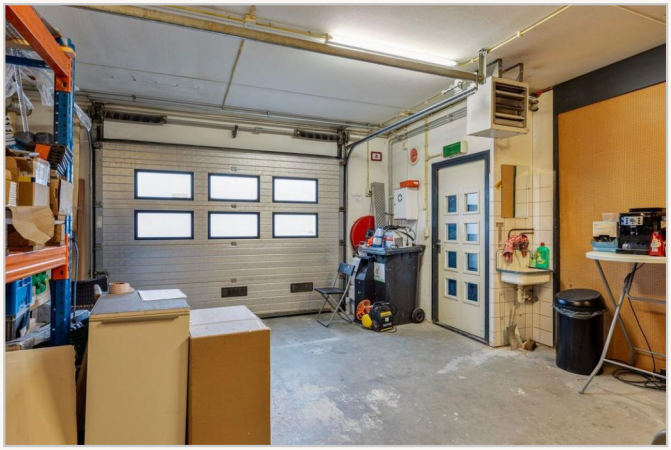


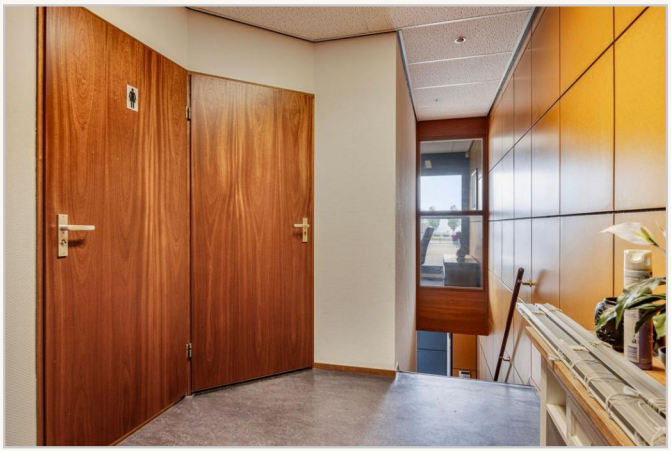
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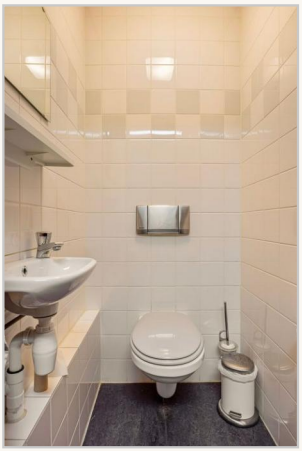
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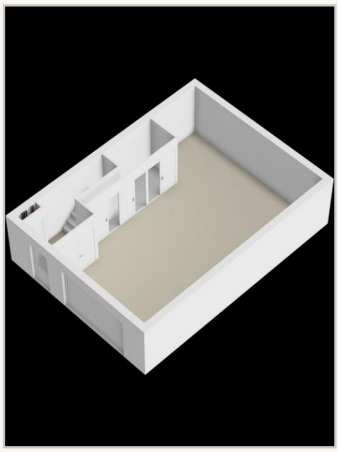
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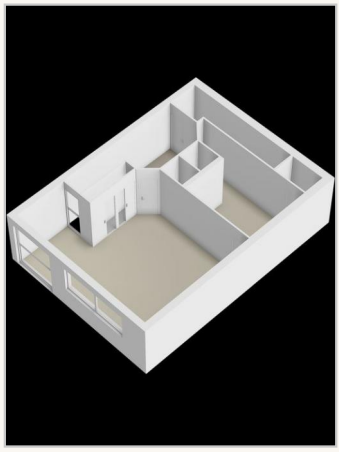
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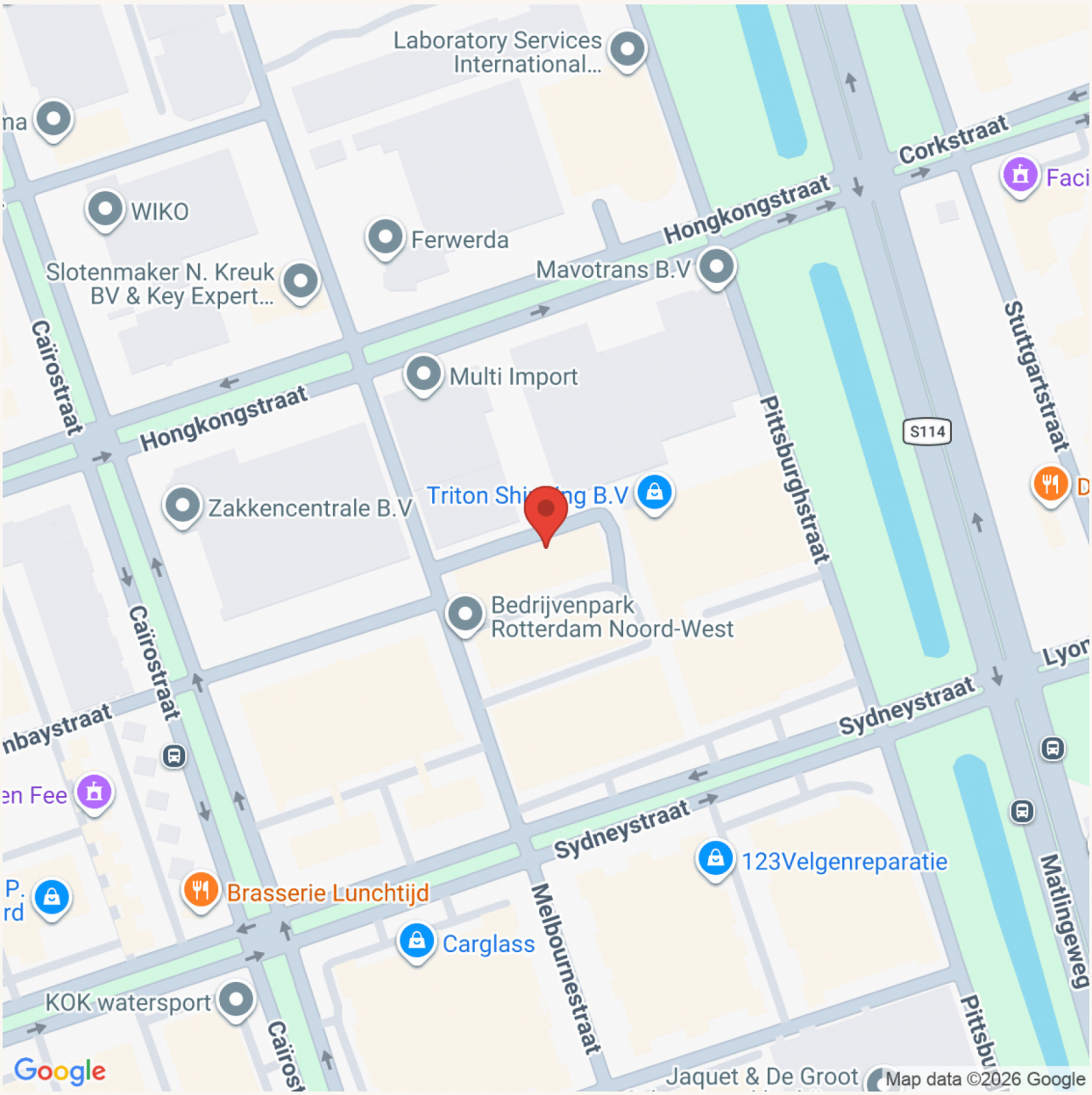




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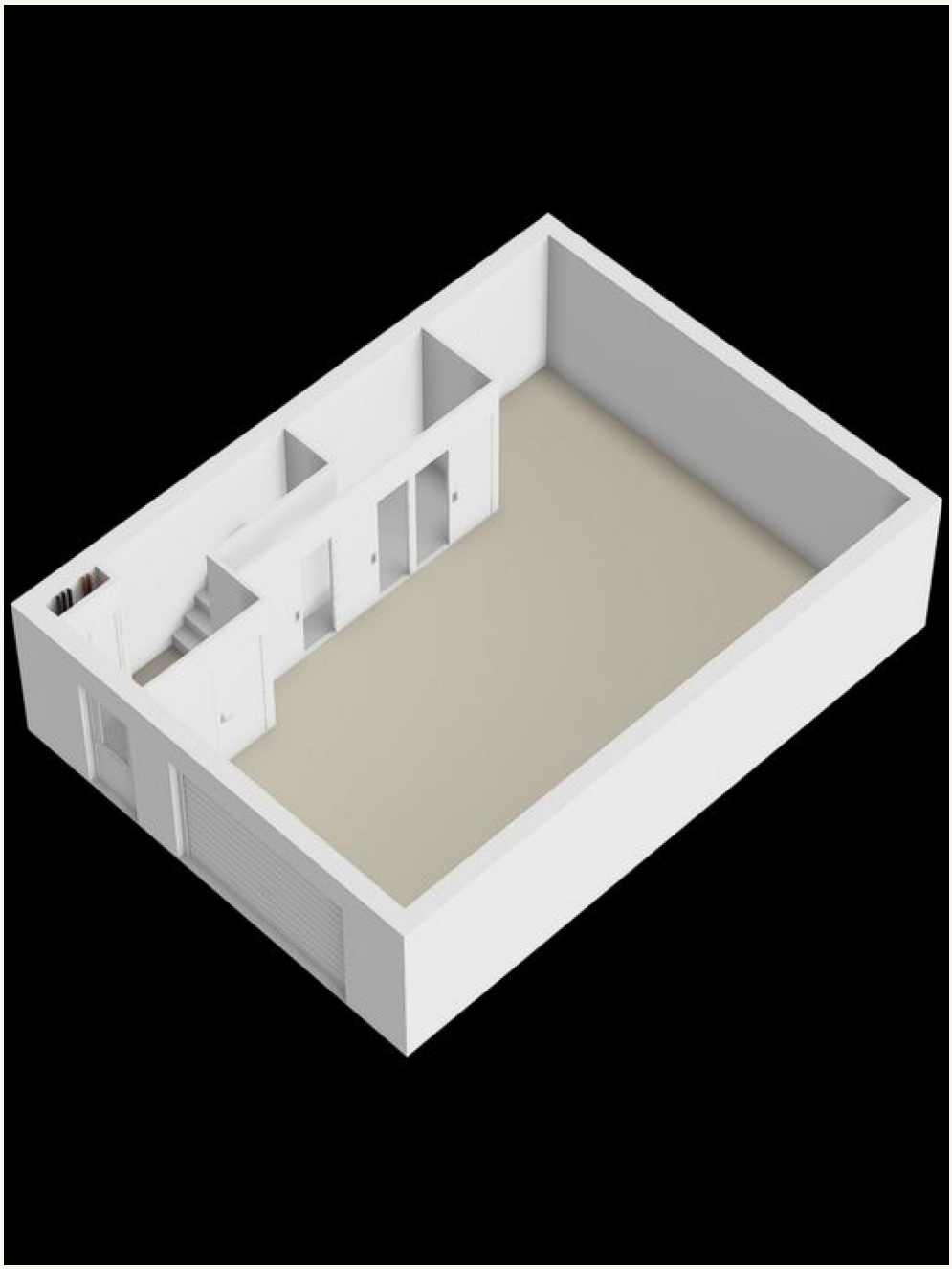


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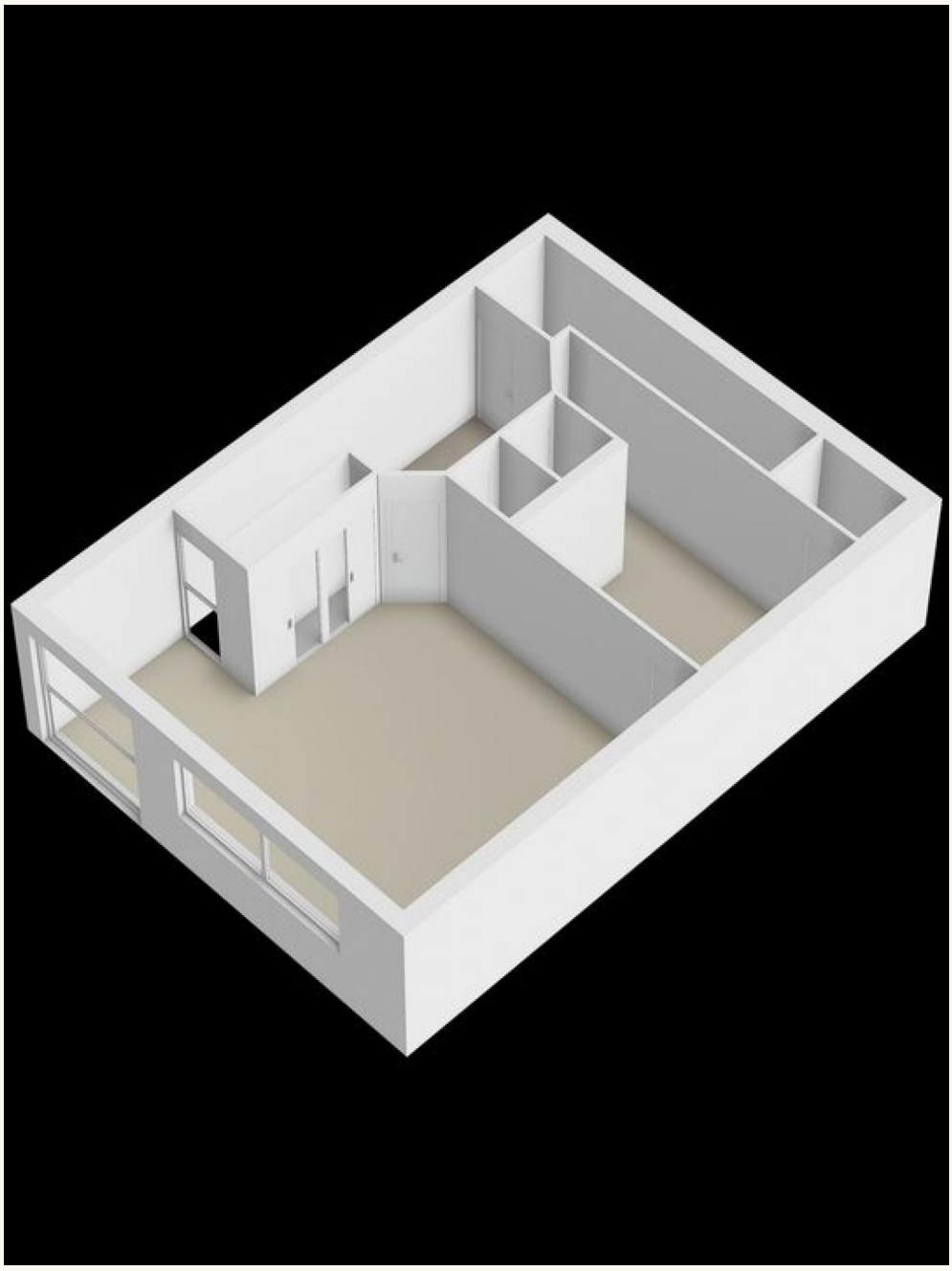


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