

FOR RENT

 6,140m²

Warehouse and Production Space

Doornhoek 3765 - Veghel



Netherlands

The perfect location

Doornhoek 3765 is easily accessible, both by car and public transport.

Situated in a well-connected area near major traffic arteries such as the A50, the A2 and the N279, it offers fast connections to cities such as Eindhoven, Tilburg, 's-Hertogenbosch and Nijmegen ensuring an extra smooth connection to regional routes.

For visitors using public transport, the bus stop is a 10-minute walk away, making the location accessible even without a car.



A50

5 min

A2

20 min

18 min

MAJOR CITIES

's-Hertogenbosch

22km

21 min

Helmond

22km

23 min

Eindhoven

24km

23 min

DRIVING DISTANCES

Venray

39km

36 min

Nijmegen

44km

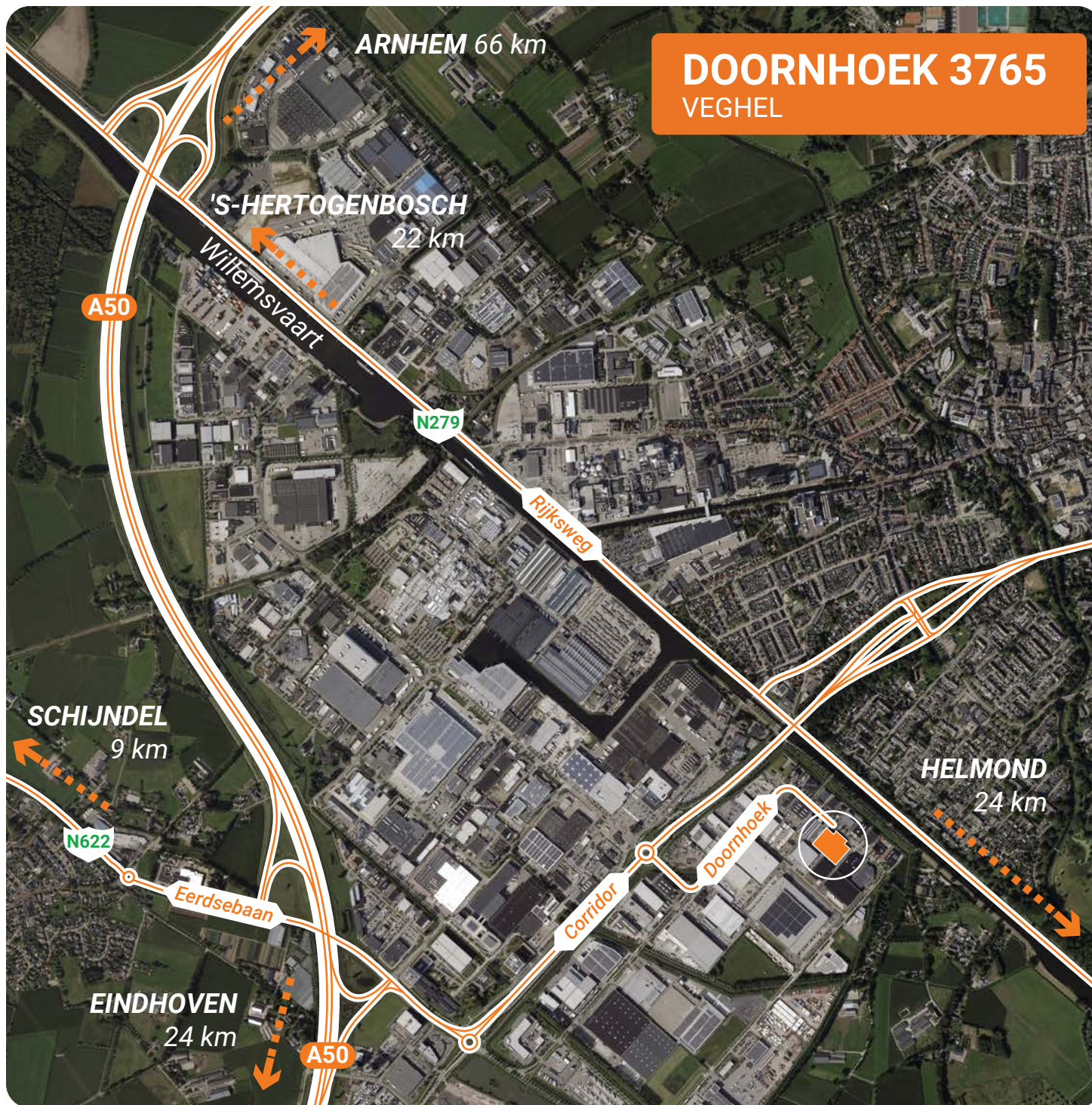
34 min

Tilburg

47km

39 min





DOORNHOEK 3765

VEGHEL

Fast connections

The area around Doornhoek 3765 in Veghel is characterised by a dynamic mix of business and greenery. It is located on Doornhoek business park, which is known as a logistics hotspot. The strategic location near motorways such as the **A50**, **A2** and **N279** makes the area extra attractive for business activities. At the same time, the area offers a pleasant balance with nearby nature reserves and recreational opportunities, such as walking and cycling paths along the Aa and surrounding green zones. This combination of economic vitality with a strong focus on food and pharmaceuticals makes the location unique and versatile.



Highway

3 km



Route

1 km



's-Hertogenbosch

22 km



Eindhoven

24 km

Layout



Total area

9,830 m²



Parking

60



Available

Warehouse **6,140 m²**

Offices **850 m²**

Mezzanine **2,840 m²**

Specifications

The building's steel construction and insulated profiled steel sandwich panel façade ensure a durable and energy-efficient envelope. Solar panels could be installed to reduce environmental impact and operational costs.



Floor Load
20 kN/m²



Free Height
8.2 m



Mezzanine Load
5 kN/ m²



Lighting
LED



Loading Dock
2



Parking
60



Specifications

Conditioned business space

- A free height of approx. 8.20 meters and approx. 4.65 meters in the expedition area;
- Indoor loading bay with 2 loading docks;
- 2 dock levellers of 2.50 meters x 2.00 meters suitable for trucks. Each loading dock is equipped with an electrically operated overhead door of 3.00 meters x 3.00 meters and an electric hydraulic leveler with a load capacity of 60 kN;
- The floor load in the warehouse is 20 kN/m² with a maximum point load of 80 kN;
- The floor load in the expedition area is 20 kN/m;
- 2 electrically operated doors at ground level (4.50 meters x 4.50 meters);
- Fire alarm system, fire hose reels and evacuation system;
- Heating by means of gas-fired heaters;
- Cooling, which allows a temperature range between 15 °C and 25 °C to be achieved;
- Collision protection.

Mezzanine

- A free height of approx. 4 meters;
- The mezzanine is equipped with a steel balustrade and 2 tilting gates;
- Free height under the floor of the mezzanine approx. 4.80 m.

Office space

- Office space divided over two floors;
- System ceiling;
- Elevator installation;
- Heating by means of central heating boiler and radiators;
- Partial cooling by means of split units;
- Ventilation;
- Pantry equipped with dishwasher and refrigerator;
- The reception and sanitary facilities are finished with ceramic tiles;
- LED lighting;
- Cable ducts equipped with electricity and prepared for data cabling (not included).



Terrain

- The entire terrain is paved with clinkers;
- Two sliding gates;
- 60 parking spaces for cars;
- Terrain lighting.



Terms and conditions

Rent

Price on request.

Rent adjustment

Annual increase, for the first time one year after the lease commencement date, based on the change in the monthly price index figure according to the consumer price index CPI-all households (2015=100), published by the C.B.S.

Lease term

5 + 5 years.

Payment obligation

Rent per month in advance, incl. the VAT due on that.

Security

Bank guarantee or deposit.

Availability

As of July 1, 2025.

Lease and general provisions

The landlord will use the lease agreement for office space and other business premises within the meaning of Article 7: 230a of the Dutch Civil Code, with associated General Provisions, as laid down by the Council for Real Estate and filed with the registry of the court in The Hague on February 17, 2015 and registered there under number 15/20.

Modern and flexible work environment

Modern work environments in building parks are designed to foster collaboration, flexibility, and employee well-being. The integration of nature and technology creates a balanced atmosphere that boosts productivity and creativity.



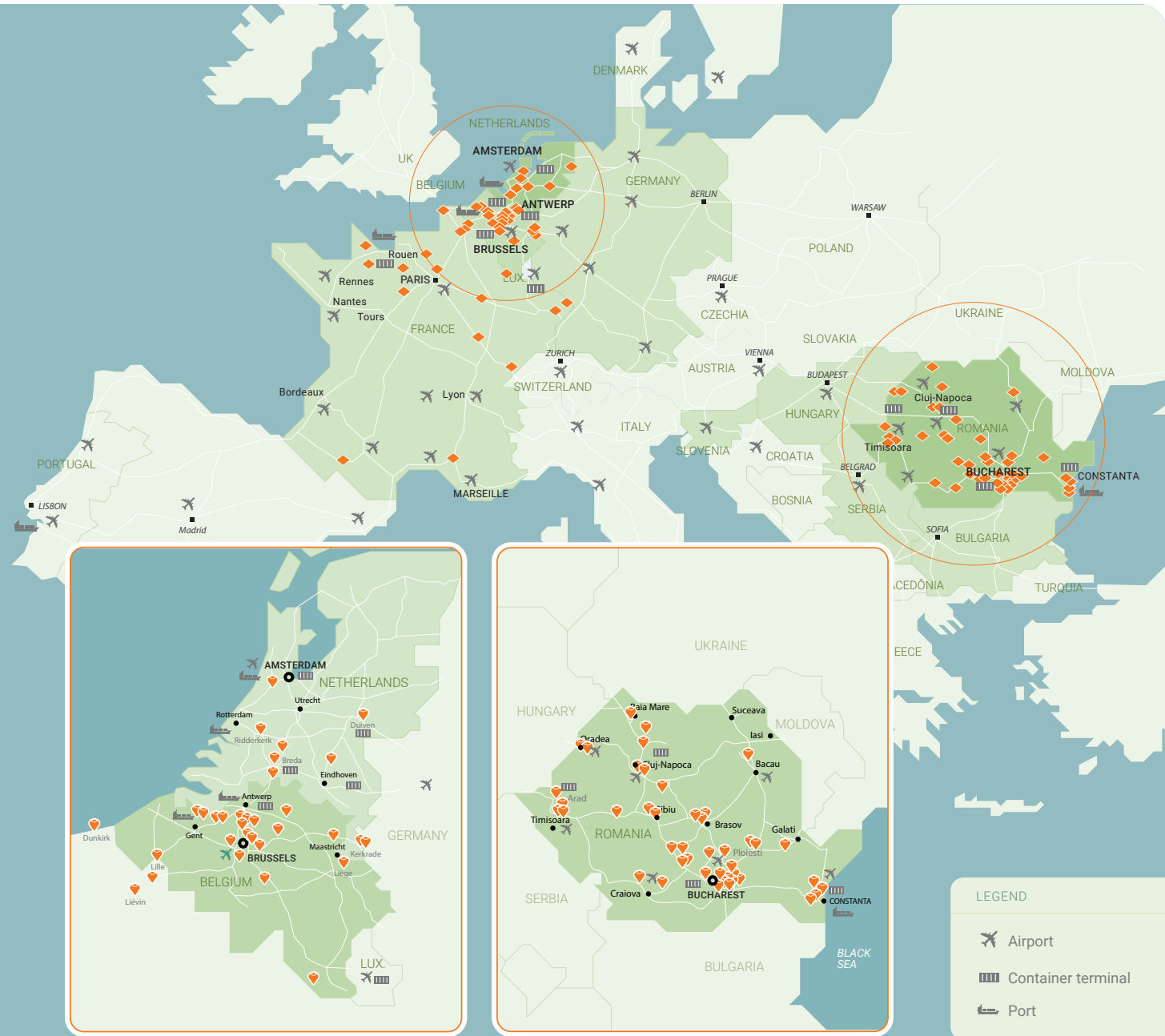




About WDP

We develop and lease properties located along major logistics axes in six European regions: **The Netherlands, Belgium, Luxembourg, France, Germany, and Romania.** WDP is the market leader in the Benelux and Romania.

The long-term vision and pure player strategy that we apply to each property decision underpins our relationship with our clients. We want to be a long-term partner and support them in their operations where real estate is an indispensable part of their supply chain. With increased green energy production and technology, we aim to make our sites more self-sufficient and to decarbonise client operations.



NETHERLANDS & BELGIUM

ROMANIA



Warehouses with brains

Transforming the supply chain through warehouses with brains.

We are active in several European countries that offer logistics opportunities:

NETHERLANDS

111

Warehouses

BELGIUM

99

Warehouses

GERMANY

2

Warehouses

FRANCE

7

Warehouses

LUXEMBOURG

5

Warehouses

ROMANIA

70

Warehouses

7M m²
rentable area
(99% occupancy)

204 MWp
solar capacity
and 350MWp
targeted

300
sites

6
Countries

1977
Foundation year

Stock Market
REIT, BEL20, Euronext BEL & NL



CONTACT

Want to talk further?

Sven and Mark would be happy to tell you more.



Sven Waalwijk

Portfolio Manager

+31 6 304 59 089
sven.waalwijk@wdp.eu



Mark van Prooijen

Portfolio Manager

+31 615 465 860
mark.vanprooijen@wdp.eu