

Distribution Centre



Vossenbergh West II Tilburg - The Netherlands

DOKVAST

creating sustainable buildings

Burgemeester Lelichetweg

Zie aanteekening matenplan 100m2g

Kantoppervlakte
7200 m²

Restriktie voor de afstand tot de bebouwing (in geval van waterkeringen) voor de gebouwen
Breedte van het bebouwing moet minimaal 10m zijn (zie ook de bouwvoorschriften)

407.00

303.00

Compartment 4
1432 m²

Compartment 1
1203 m²

Compartment 2
1203 m²

Compartment 1
1134 m²

32.40

Winkel 4
1123 m²

Winkel 3
1123 m²

Winkel 2
1123 m²

Winkel 1
1432 m²

30.00

30000

16.00

2.00

303.00

Zone gemeente (Greenstreet)

Asteriistraat

Reserveplaats voor vrachtwagen
Breedte van 10m (zie ook de bouwvoorschriften)

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Outstanding Logistics

The right place to build,
dedicated to design
& outstanding in sustainability



Introduction

DOK VAST BV is a professional developer and investor in sustainable Logistic Real Estate. In close cooperation with you, we look forward to realize your perfect, future-proof and sustainable Distribution Centre at Tilburg. To build up and maintain a long-term relationship with our clients, the experienced DOK VAST team ensures perfection by closely monitoring its projects. In addition to functionality and feasibility, particular attention is paid to comfort, appearance and sustainability. We are convinced that buildings of the future will and should be energy neutral, CO₂ neutral and healthy to work in. DOK VAST's expertise in sustainability is showcased in a number of unique projects including a BREEAM Outstanding Site, currently under construction. We invite you to have an inspiring look!

THE DOK VAST TEAM

The Netherlands



The Netherlands is one of the most densely populated countries in the world, with over 16 million people living in an area of just 41,785 square kilometres. The country is bordered by Germany to the east, Belgium to the south and the North Sea to the north and west.

The Netherlands is a prosperous country, with a well-educated, flexible, motivated and multilingual workforce. It ranks among the top of the quality-of-life index.

The country has an open economy with a strong focus on international trade.

Given its strategic position, the Netherlands has an important role as the 'Gateway to Europe'.

It has excellent infrastructure, with an extensive network of roads and highways, most of which are toll-free.

The country also boasts one of the most efficient rail networks in Europe.

The Netherlands has two 'Main Ports': Amsterdam Airport Schiphol and the Port of Rotterdam.

Schiphol is the fourth busiest airport in Europe and known as a major international hub.

The Port of Rotterdam is the largest port in Europe and among the busiest in the world.

It is served by an extensive network of inland waterways to facilitate transshipment, with waterborne transport (maritime and inland) making a significant contribution to the Dutch economy.

There are several organizations that assist you in familiarizing yourself with the business climate of the Netherlands. They include the Netherlands Foreign Investment Agency [NFIA] and the Agency for International Business and Cooperation [EVD].

www.nfia.com

www.agentschapnl.nl



TILBURG

TRANSPORT



Tilburg has a population of more than 200,000 people and is consequently one of the larger cities in the Netherlands. It is centrally located in the province of Noord-Brabant, in the region known as Midden-Brabant. The region as a whole has a population of almost half a million, representing all age groups and extremely varied ethnic backgrounds.

In the late nineteenth century, Tilburg prospered as a centre of the textiles industry. As this sector diminished in importance, the city and surrounding region developed an extremely diverse local economy. It is this diversity that has proven to be the secret to renewed success, as is now apparent from the number of national companies located here.

Many international companies have also chosen to establish a strong presence in or near Tilburg. They include Fujifilm Tesla, Sony, Jansen-Cilag, IFF, Bosch, Syncreon, Coca-Cola, Ericsson and DB Schenker.

UNIVERSITY



The region is said to offer something for everyone, with ample opportunities for work, study, culture, recreation, entertainment and shopping. Companies opt to locate in Tilburg for many reasons, notably the excellent accessibility, high quality housing and business accommodation and excellent educational facilities.

HOSPITALS



Of course, many cities claim to offer the same. We would therefore like to invite you to come and see for yourself. You are more than welcome!

LEISURE





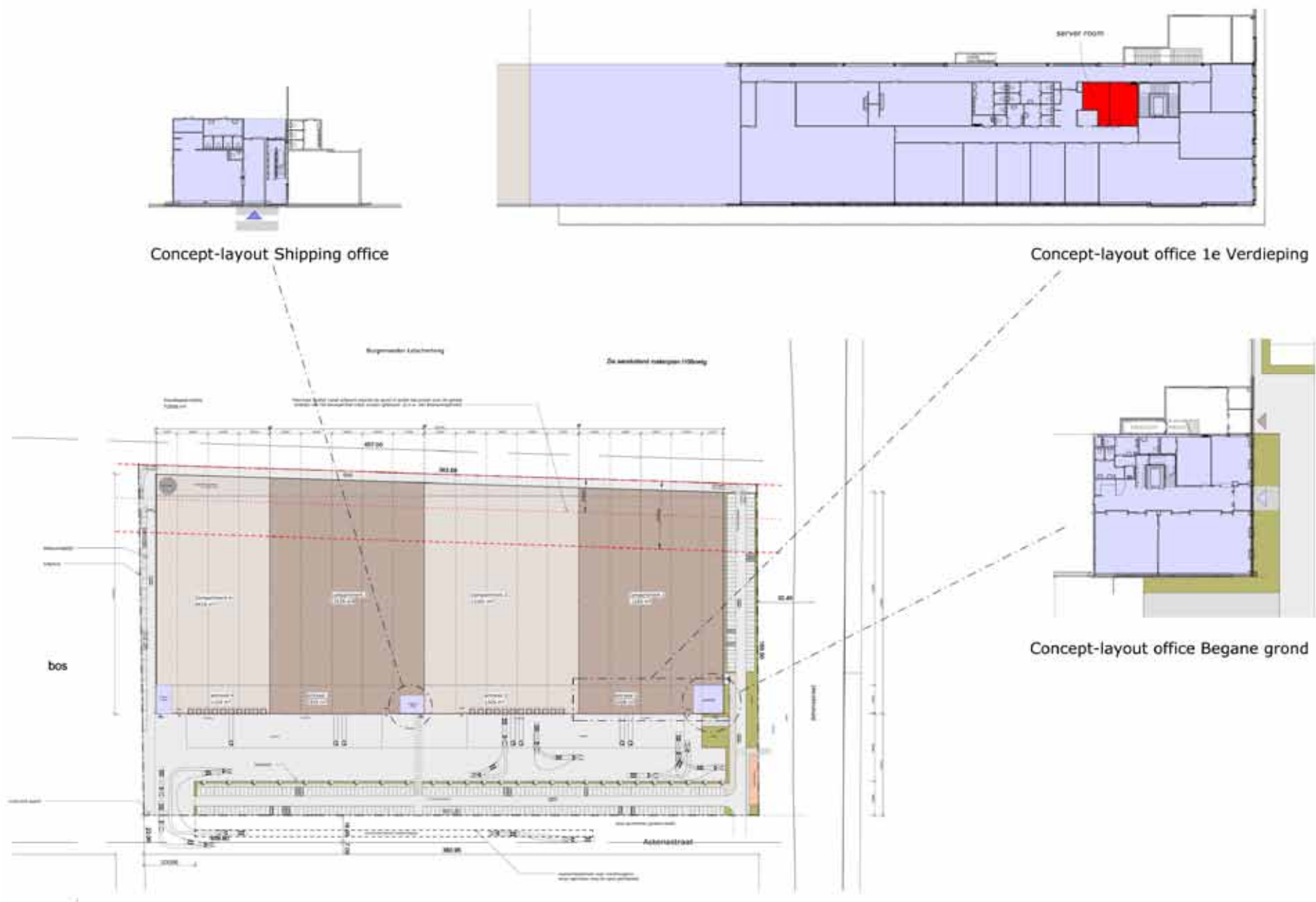
Access & infrastructure

The Vossenberg West II industrial area is easily accessible by road as well as by canal. The A58 Breda/Eindhoven Highway is one of the main transportation highways in Western Europe.

The Wilhelmina canal plays an important role in water-based transport in the Netherlands as it connects the Port of Rotterdam with the industrial city of Tilburg. Since 1916 this waterway has been one of many efficient methods of transporting cargo from the North Sea to Tilburg. On average the canal is 2.30 metres deep and 25 to 30 metres wide. This makes Tilburg easily accessible to ships of 650 tonnes (II Class). However, in October 2013 the government will start construction to widen the canal, making the city accessible to ships as large as 1350 tonnes (IV class).



Design Distribution Centre



Indicative Layout Warehouse & Offices

TERRAIN	72,956 m ²
OFFICE	1,800 m ²
VAS	4,393 m ²
WAREHOUSE	44,856 m ²

DELIVERY: in third/fourth quarter of 2014



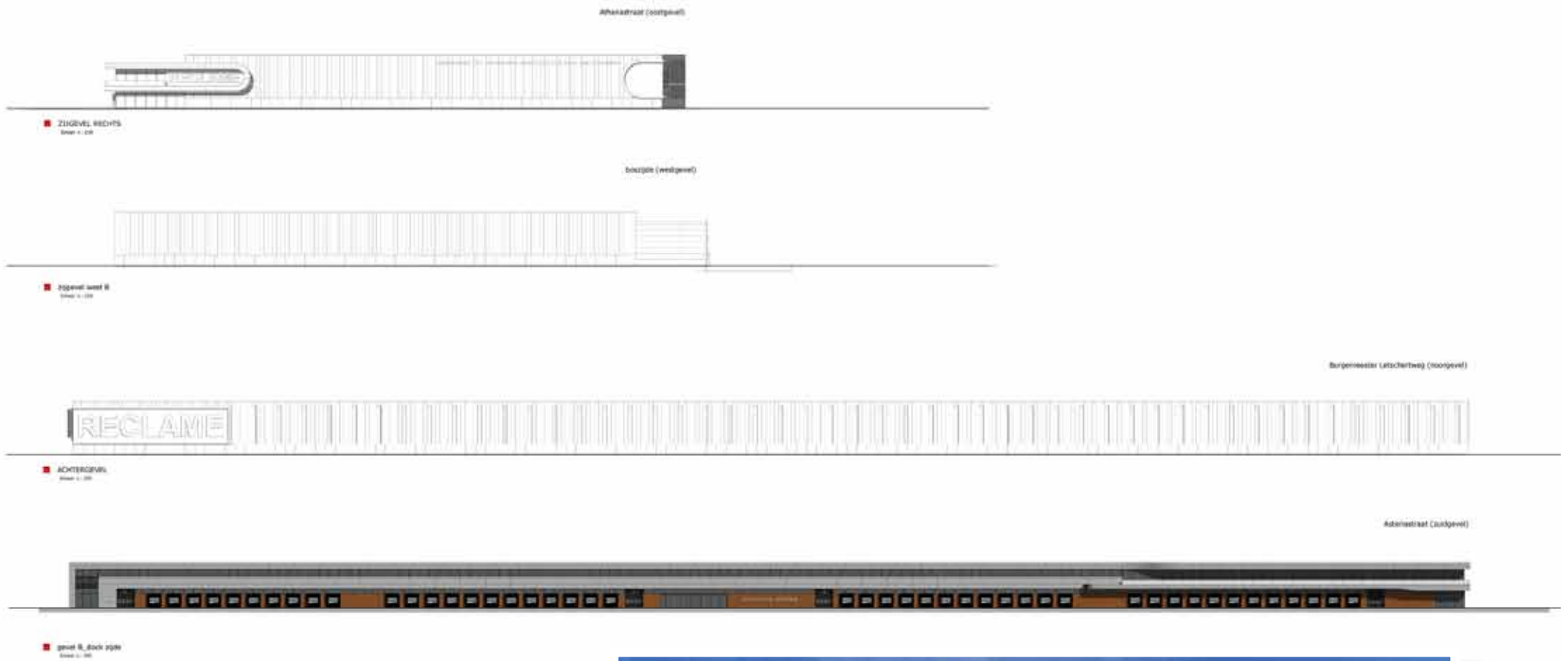
FLOORPLAN RACK POSITION



RACKS/PALLETS

Location	Type	Racks	Block	Pallets/Rack		
Warehouse 1	Rack	2400*3600	block	2345	7035	Total Warehouse 1: 11,949
Warehouse 1	Toprack	2400*3600	block	819	4914	
Warehouse 2	Rack	2400*3600	block	2492	7476	Total Warehouse 2: 12,684
Warehouse 2	Toprack	2400*3600	block	868	5208	
Warehouse 3	Rack	2400*3600	block	2938	8814	Total Warehouse 3: 14,946
Warehouse 3	Toprack	2400*3600	block	1022	6132	
Warehouse 4	Rack	2400*3600	block	2012	6036	Total Warehouse 4: 10,236
Warehouse 4	Toprack	2400*3600	block	700	4200	
				Total		49,815

Logistics Layout Racking

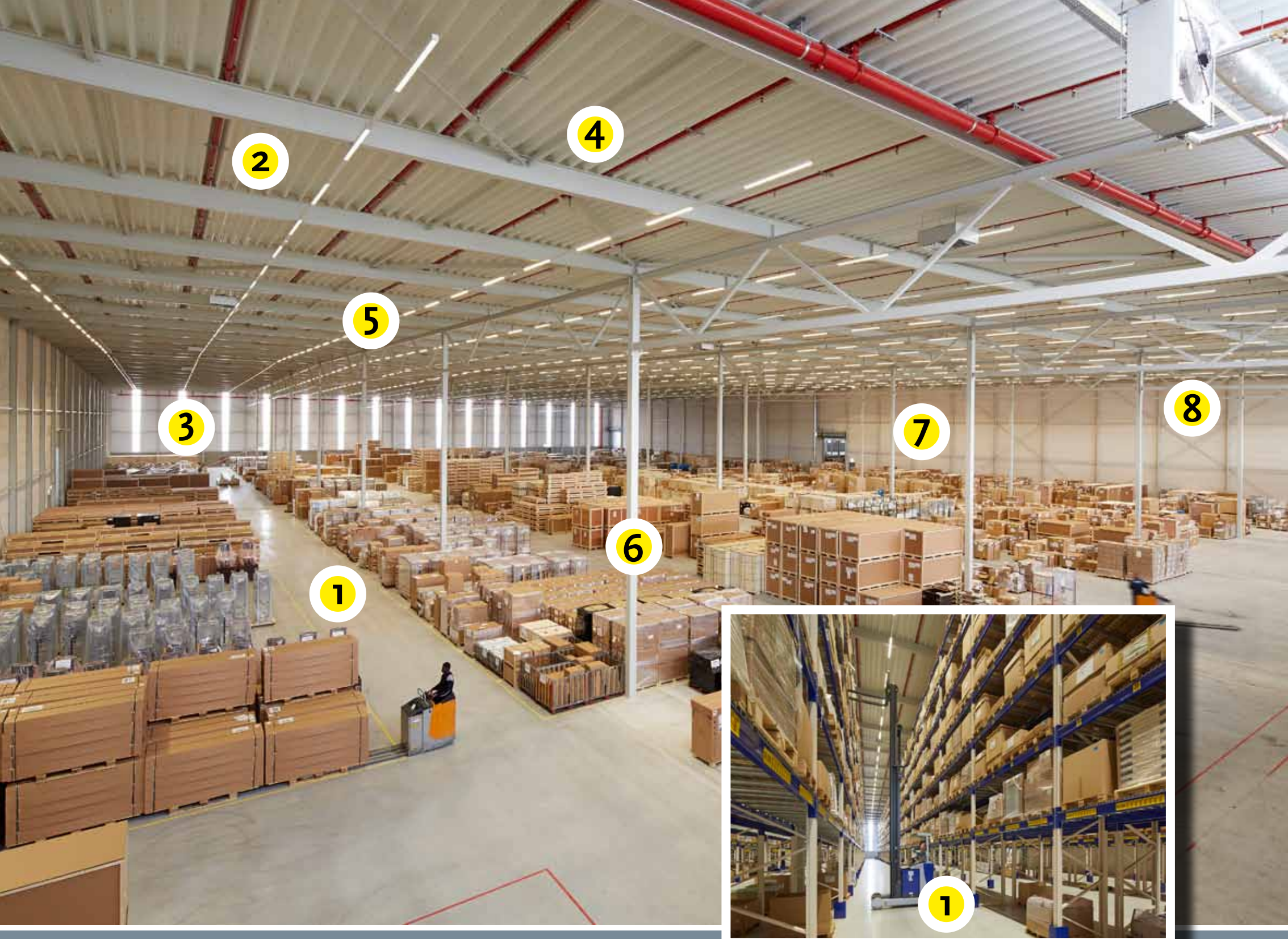


FAÇADES



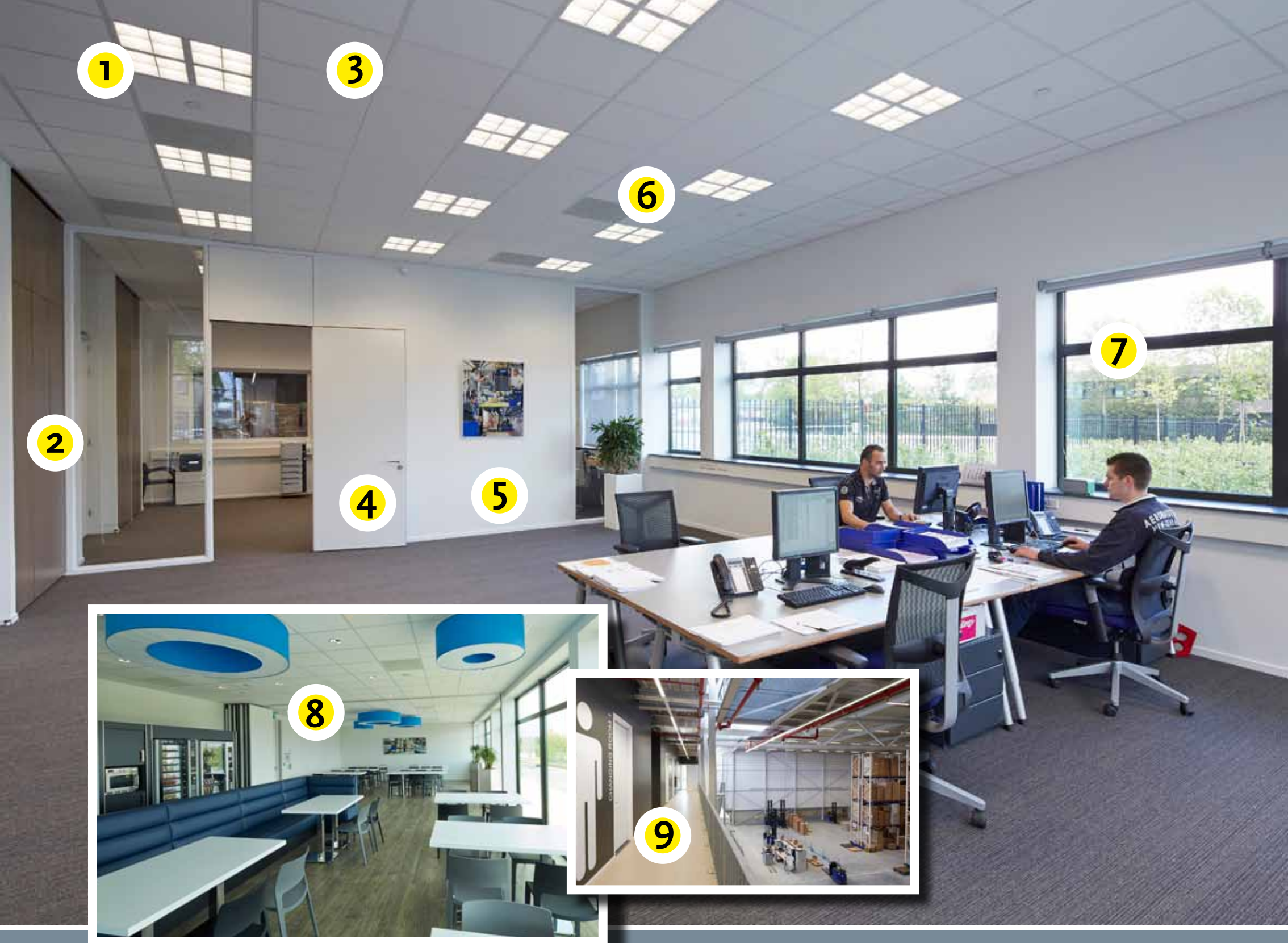
Technical descriptions TERRAIN & DOCKING AREA

1. Concrete floor at docking area
2. Prefab concrete plinth with PIR insulation
3. Deformable shelters
4. Electric overhead doors with panorama window and high insulation
5. Leveller with maximum load of 80 KN & telescopic lip
6. Dry pennant sprinkler head for docking over night
7. LED lighting
8. Steel sandwich panels with FM approved high value PIR insulation



Technical descriptions WAREHOUSE

1. Super flat floor in accordance with DIN 15.185 - max. floor load 50 KN/M2
2. ESFR sprinkler installation in compliance with FM regulations, K25 sprinkler head
3. Polycarbonate windows for natural daylight
4. White coated steel roof - max. height: 13,700 + floor [max. storage height 12,200]
5. Dimmable LED lighting with motion detection
6. Construction grid suitable for wide and narrow aisles and upgraded for solar panels
7. Cellular concrete walls fire resistant for more than 150 minutes
8. Separate steel structure for each warehouse [fire compartment]



Technical descriptions OFFICE AREA

1. LED lighting in accordance with Occupational Health & Safety regulations [ARBO]
2. Built-in cabinets
3. Acoustic system ceiling - height 3,500 mm + floor
4. Sustainable door with HPL finish
5. Metal stud walls with a first layer of plywood
6. Variable air volume system (air conditioning in each room)
7. Coated aluminium window frames with triple glazing
8. Canteen
9. Hallway to changing rooms

Sustainability



BREEAM - NL RATING	SCORE
PASS $\geq 30\%$	★
GOOD $\geq 45\%$	★★
VERY GOOD $\geq 55\%$	★★★
EXCELLENT $\geq 70\%$	★★★★
OUTSTANDING $\geq 85\%$	★★★★★



BREEAM sets the standard for best practice in sustainable building design, construction and operation.

BREEAM®

BREEAM is the world's foremost environmental assessment method and rating system for buildings. 250,000 buildings have a certified BREEAM assessment rating and over a million have been registered for assessment since it was first launched in 1990.

BREEAM sets the standard for best practice in sustainable building design, construction and operation. It has become one of the most comprehensive and widely recognized measuring methods for a building's environmental performance. It encourages designers and clients to consider designs that promote low carbon and minimize energy demands before considering energy efficiency and low carbon technologies.

A BREEAM assessment uses recognized performance criteria that are compared with established benchmarks, to evaluate a building's specification, design, construction and use. The measurements used represent a broad range of categories and criteria from energy to ecology. They include aspects related to energy and water use, the internal environment (health and well-being), pollution, transport, materials, waste, ecology and management processes.

A certificated BREEAM assessment is delivered by a licensed organization, using assessors trained under a UKAS accredited competent person scheme, at various stages in a building's life cycle. This provides clients, developers, designers and others with market recognition for low environmental impact buildings, confidence that tried and tested environmental practice is incorporated in the building, inspiration to find innovative solutions that minimize the environmental impact, a benchmark that exceeds the regulations, a system to help reduce running costs, improve working and living environments, a standard that demonstrates progress towards corporate and organizational environmental objectives.

All Distribution Centres built under the supervision of DOK VAST BV have a minimum 4-star 'Excellent' rating according to BREEAM. We are working towards a consistent minimum 5-star 'Outstanding' ranking.

Energy & Maintenance

To obtain an Excellent or Outstanding rating from BREEAM, DOK VAST invests in a range of facility features items including:

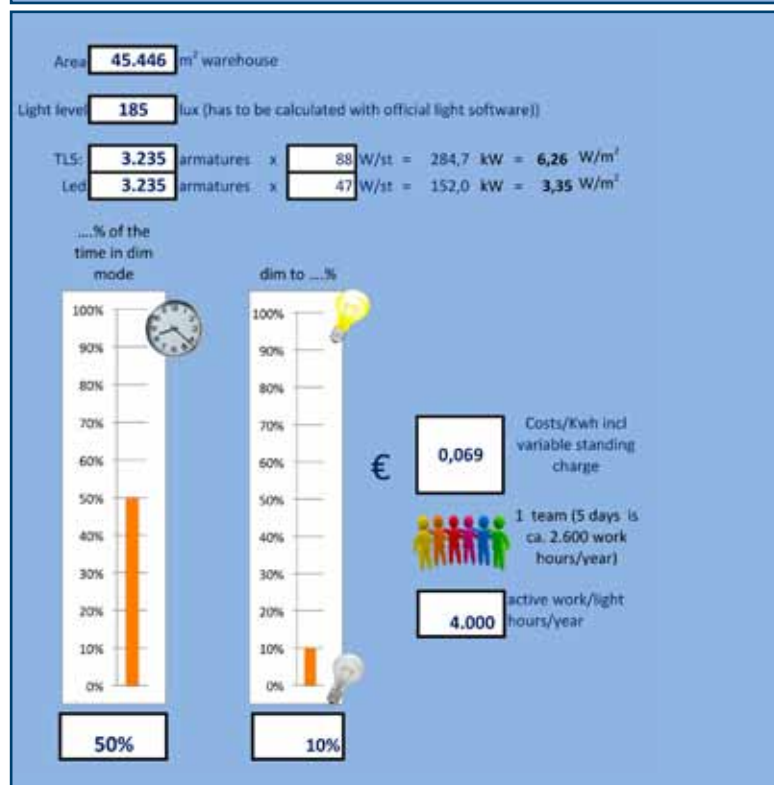
- LED lighting with motion detection and dimming
- Above-average insulation
- Wind tight building
- Alarm system with intelligent connections to other building installations

These features significantly reduce the operational costs for the client. Depending on usage, the costs saved range from € 2.00 to € 3.00 per square meter and as a result these figures can reduce the rent per square meter.



COMPARISON TL5 vs LED

TL5	Led	Led dim
285 kW	152 kW	84 kW
1.138.720 kWh	608.180 kWh	334.499 kWh
€ 78.572 per jaar	€ 41.964 per year	€ 23.080 per year
Savings	€ 36.607 per year	€ 55.491 per year



Reference



DOBOTEX
De Brand, 's-Hertogenbosch

TERRAIN	8,590 m ²
OFFICE	1,121 m ²
VAS	2,000 m ²
WAREHOUSE	5,293 m ²

Reference



DOBOLOGIC | BAKKER | DB SCHENKER
Katsbogten, Tilburg

TERRAIN 63,715 m²
OFFICE 1,825 m²
VAS 4,300 m²
WAREHOUSE 38,000 m²



Reference



RHENUS LOGISTICS
Ekkersrijt, Son [Eindhoven]

TERRAIN	80,000 m ²
OFFICE	1,100 m ²
VAS	5,500 m ²
WAREHOUSE	53,000 m ²



Reference



DB SCHENKER
Vossenberg West II, Tilburg

TERRAIN	69,411 m ²
OFFICE	1,413 m ²
VAS	3,795 m ²
WAREHOUSE	42,897 m ²



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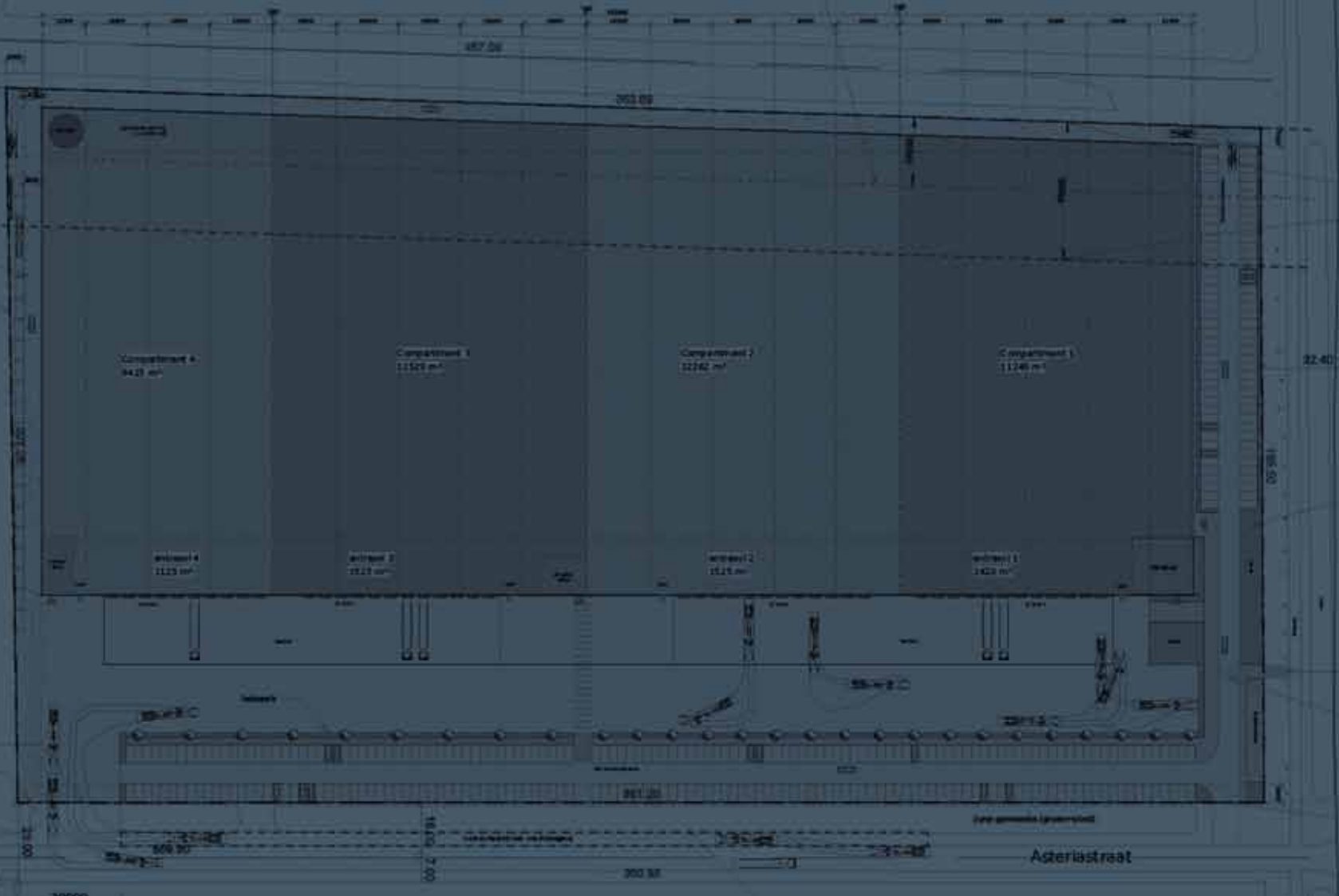
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Burgemeester Lebackerweg

Zie aangevoerd ontwerp (100m/wg)

Keuzegedeveld
7268 m²

Particuliere (en/of andere) rechten die voort of anderszins voort aan de gemeente
overdracht van het beschreven land worden gevraagd. (Zie w. van verpandingsrecht)



Asterlastraat

Keuzegedeveld van rechtswege
keuze gebied van de gemeente

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