



# Elevate your standards

Extra logistical space  
at an A1 location

 **DC**  
Londen10



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# Elevate your standards



There is no better location to establish your retail or logistics business than Deventer. The city where entrepreneurship, business & trade and logistics reinforce one another. And: a city in the midst of economic acceleration. Prosperous thanks to the Hanseatic league, thanks to international trade, and now undergoing a total transformation towards contemporary economic hub of East Netherlands.

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## Ready for the future

The local authority, the business community and regional advocacy groups have joined forces to future-proof Deventer's business parks. One of these parks is Kloosterlanden. The transition is currently in full swing here: the outdated sites are

being redeveloped to accommodate the new clean and sustainable economy, with Londen10 as the ultimate flagship – a brand-new distribution centre that meets the very highest quality standards for logistics and future viability.



## The ultimate location for top-tier logistics space.

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# Strategic A1 location

Prime location for national  
and international distribution

Are you looking for a new business location with operational added value? Do you need a flexible commercial space with a smart layout? Are you serious about your own sustainability ambitions? And are you keen to show 'the market' that you are ready for the future? If so, Londen10 is the place to be.

## Where A1 and A50 meet

Londen10 is strategically located along the A1, the perfect west-east road link between Randstad and Ruhr. North and south of the Netherlands are accessible via the A50. A prime location for national and international distribution, and perfect for wholesale activities, e-commerce, and suppliers. It is no coincidence that several prominent Dutch (retail) brands chose this location for their logistics centres. As well as its excellent infrastructure, Deventer also boasts a highly skilled workforce and a growing focus on sustainability and innovation.

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Strategic location at Kloosterlanden business park  
in Deventer, A1 location in East Netherlands!





# 20,500 square metres with added value

## 2.1 metres added to standard height

Londen10 has 17,500 m<sup>2</sup> of space. These 17,500 square metres can be used as an entire unit or split into two separate units. With an added bonus: an extra 2.1 metres above standard height, for a total clearance height of 14.30 metres. The result is more storage capacity, which means a higher yield per square metre. What's more, you will be provided with everything you need for your logistics operation:

- Loading docks with mezzanines above, connected to the hall – also suitable for value-added logistics.
- Excellent natural light ingress and a pleasant work environment.
- Prestigious office space situated at both corners.
- Ample parking for visitors and employees.
- And because the future is now: a building that meets the highest sustainability standards.

### Commercial space

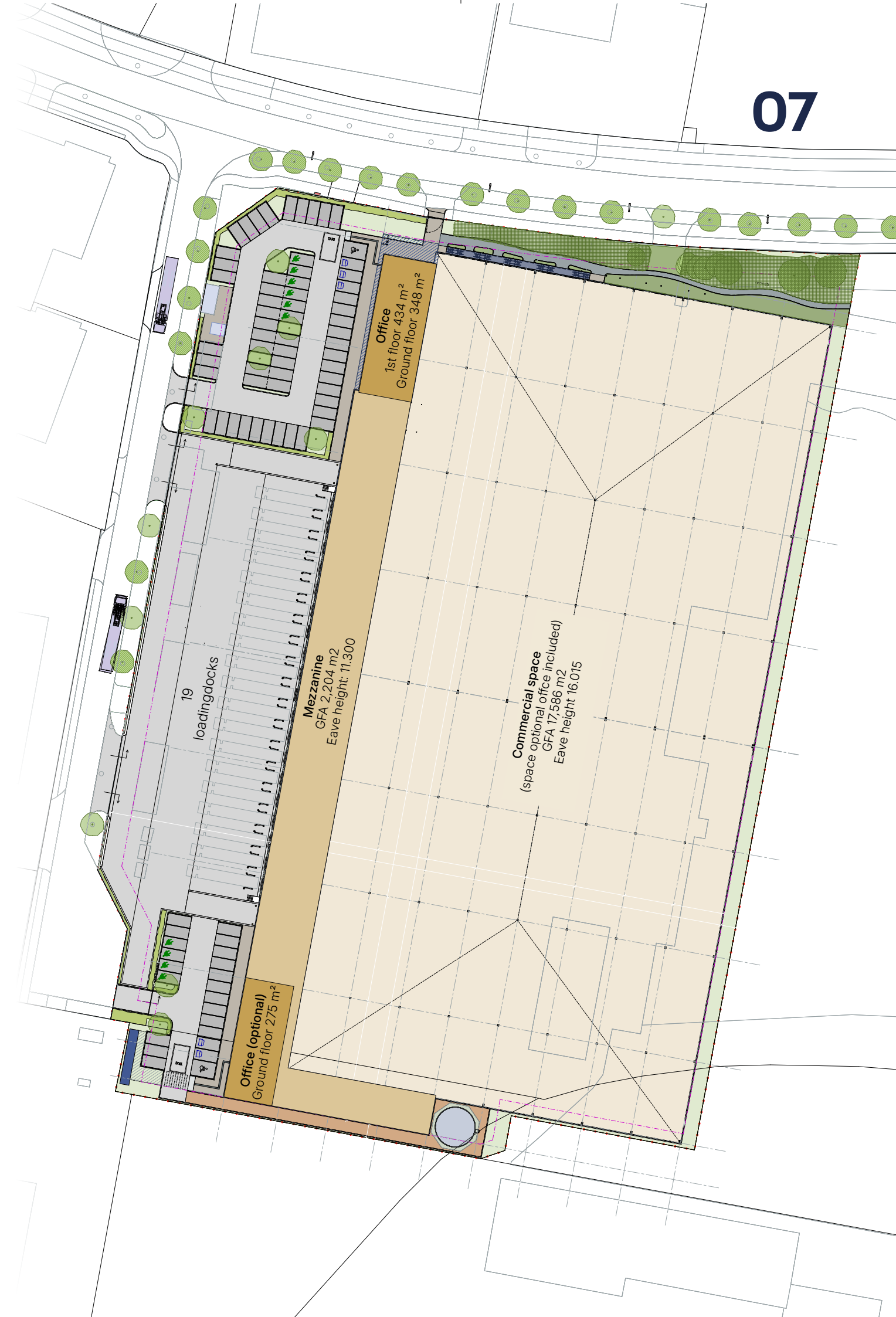
- Approx. 17,500 m<sup>2</sup>
- Clearance height: up to 14.30 metres
- ESFR-K25 sprinkler installation
- Floor load meets modern standards
- Generous natural light ingress

### Mezzanine (approx. 2,200 m<sup>2</sup>)

- Practical location over loading docks
- Ideal for value-added logistics
- Potential additional office space
- Natural light from skylight

### Office (approx. 780 m<sup>2</sup>, optional extra 275 m<sup>2</sup>)

- Two floors with views onto the truck court
- Modern and energy efficient
- Flexible layouts to suit your needs
- Prestigious reception area





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# Sustainable development for now and tomorrow

## The highest sustainability standards

Londen10 exceeds average benchmarks. Firstly because of the additional clearance height, but certainly also in terms of the level of sustainability. The building's BREAAm ambition is 'Excellent': one of the highest attainable scores. This demonstrates that the building achieved excellent scores for aspects such as energy efficiency, health, wellbeing, transport, water management, use of materials and ecology. The focus on indoor climate, ventilation and light creates a healthier and more productive environment.

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Londen10 is designed to minimise CO<sub>2</sub> emissions, both during construction and throughout the building's lifetime. The ambition to outperform the Paris Proof standards has been fully calculated using Wisebrick, a platform that analyses the complete life cycle of the building. The design meets European sustainability requirements, giving clear insight into CO<sub>2</sub> emissions and circular opportunities. You're moving into a building that is demonstrably sustainable and future-proof, with efficient operations and full transparency of its performance - without compromising on quality or reliability. Choosing Londen10 actively supports your ESG goals, an increasingly important part of your company's license to operate. For clients, you become a sustainable partner; for (future) employees, a responsible employer. And as a bonus: a sustainable building can also reduce costs.

## Materials passport: your resource bank

Londen10 has a full materials passport. This digital document registers all materials used. In the event of future renovation or demolition, you are completely aware of what is where - ready for reuse in tomorrow's circular economy.





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# Comprehensive turnkey office space?



You can opt for a turnkey office space, fully in line with your programme of requirements. Three efficiently furnished turnkey options have already been designed, which you can further tailor to your wishes: Silver, Gold, Platium. These options include a variety of floor finishes (such as PVC, carpet, or poured flooring), wall and ceiling colours, tiling in the toilet facilities, and the finish in kitchenettes and meeting rooms. This allows you to create a suitable and high-quality work environment. We draw up and develop your ideal plan with the architect, so that the space seamlessly incorporates your identity and the way you work.

## Flexibility as a starting point

- Adaptable layouts
- Mezzanine for expansion options
- Choice of operation setups
- Grows with your ambition

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# Power you can rely on

DC Londen10 is situated on the site of a former production company and signifies an important quality improvement for Kloosterlanden. It is a brand-new development, yet in a location with pre-existing utilities. This means there are no grid congestion issues. Londen10 offers total security of supply from day 1, with a contracted capacity of 1,650 kVA. As a BREAAAM certified excellent building, there is no gas supply to the premises and the power supply is largely self-sufficient. Secure and reliable power and business operations as well as sustainability: not exactly a standard location! And we can also help you with any additional requirements you might have. In short:

- Ready for the future without grid capacity worries
- Capacity for automated processes
- Charging infrastructure for EV charging
- Fully sustainable operation possible

## Energy concept

- No gas on the premises, electricity only
- Solar panels
- Excellent insulation
- Smart climate control
- Ample power supply



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# Logistics facilities

of the highest standard

## Where functionality and aesthetics meet

Londen10 is a VolkerWessels Logistics Development project. This means it meets exacting standards as standard. Londen10 is functional yet aesthetically sound. It is functional because of its access routes, layout and flow within the buildings, and comprehensively finished with the mezzanine and office space. The extra height is a plus for those looking for functional space. The exterior finish is made using high-quality materials, and the corner offices frame the operational areas beautifully. The entrances are prestigious, and the exterior approach is surrounded by greenery. Londen10 demonstrates a conscious choice for logistics facilities of the highest standard.

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# Londen10: elevating standards together

## Collaborative customisation

At VolkerWessels Logistics Development, we believe in bespoke work and collaboration. An alternative purpose for the mezzanine, expansion of the office space, adaptations to the loading docks or the overhead doors: whatever you need, we can help you achieve it.

### Better for everyone

We understand that lessees, investors, and developers have different interests. You want the best operational solution, the investor wants a solid long-term investment, we want a satisfied client. These interests are not necessarily diametrically opposed. On the contrary: the best agreements arise from proper consultation and discussion, and the best solutions are found together.

### The VolkerWessels approach:

- Listen first, advise second
- Think in terms of opportunities and possibilities
- Be flexible where possible
- Your success is our success



## Colophon

DC londen10 is a development by  
VolkerWessels Logistics Development.

### Would you like to run your business from Londen10?

Would you like to run your business from Londen10? Are you looking for commercial space for your distribution? Perhaps in combination with value-added logistics? And do you believe only the best is good enough? If so, pay Londen10 a visit and discover the additional logistical space at this 'A1' location. We would love to welcome you in Deventer and discuss your wishes as well as the options at Londen10.



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# Londen10 in numbers

- ↗ Site: approx. 27,000 m<sup>2</sup>
- ↗ Commercial space: approx. 17,500 m<sup>2</sup>  
(partial lease available)
- ↗ Office: approx. 780 m<sup>2</sup> with optional 275 m<sup>2</sup>
- ↗ Mezzanine: approx. 2,200 m<sup>2</sup>
- ↗ Clearance height: 14.30 m
- ↗ 19 loading docks
- ↗ 2 overhead doors