



# Build on your roots

Scalable commercial spaces  
in Roosendaal





# Build on your roots



Roosendaal. A centuries-old nexus connecting the Netherlands and Belgium. Today, it is a strategic industrial and logistics hub with direct links to rail and road. This is where goods, talent, and ideas converge, making it the ideal location for growth and expansion.

## Space for people who get things done

Roosendaal is looking ahead. The city is fast growing into a modern economic hub in which innovation plays a key role. The city has made targeted investment in collaboration, technology, and a sustainable future its key priority under its economic vision for 2040, entitled 'Smart does create the future'. So if this is where your business, your customers and your network are rooted, why would you ever leave your home? Roosendaal is the ultimate location to grow your business.

Looking for more space? For state-of-the-art commercial units that are both flexible and ready for the future? You'll find everything you need in one of the two brand new 't Ziel buildings at Borchwerf business park. Enjoy running your business from Roosendaal, the place you call home.

**The perfect place and the  
ideal time for anyone looking  
to grow in a strong region  
with international links.**

# 04

## For SME, distribution and wholesale

Strategically located  
at the key junction point  
of Southwest Netherlands

Anyone with roots in Roosendaal knows that the city is the main logistics nexus in Southwest Netherlands, strategically positioned between Rotterdam, Antwerp, and Breda. Direct links to the A17 and A58 motorways, international rail connections and fast access to the ports of Rotterdam and Antwerp as well as multiple airports make the city incredibly accessible. In 't Ziel, you can take full advantage of this strategic location.

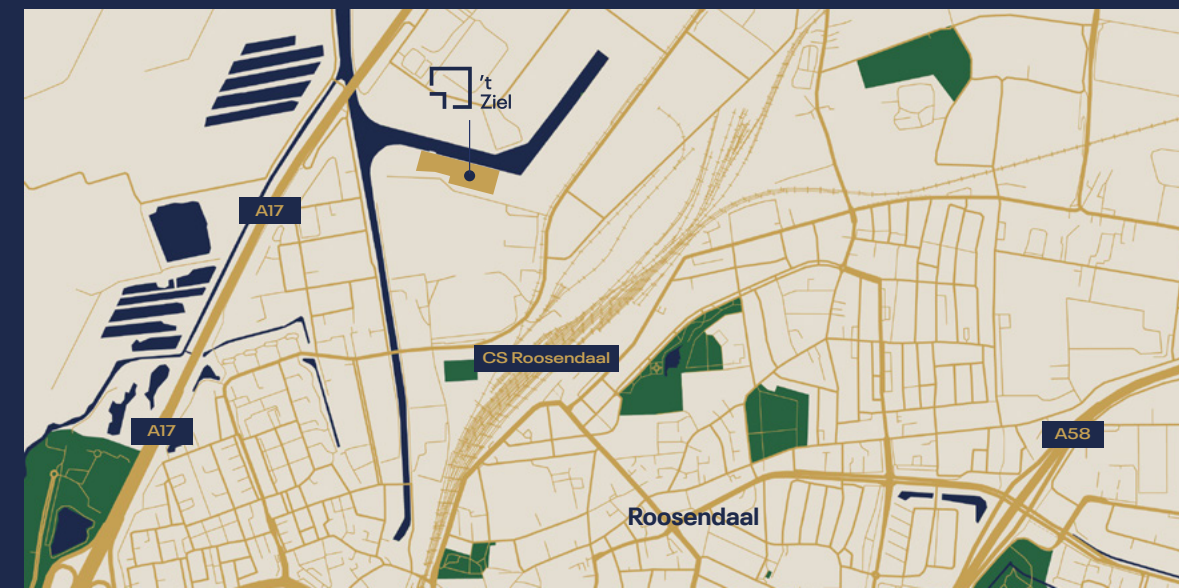
The combination of location, infrastructure and international connectivity makes Roosendaal an appealing option for logistics, manufacturing, and distribution. Perfect for entrepreneurs who are looking for momentum, flexibility, and room for development in a dynamic region with a vision for the future. And the commercial spaces in 't Ziel were specifically designed with this philosophy in mind.

### Reasons for choosing 't Ziel:

- Developed for logistics, manufacturing and distribution
- Strategic location
- Perfect accessibility
- Direct links to regional economic hotspots
- Enterprising culture in an ambitious municipality
- Plenty of labour potential nearby



A strategic location in Roosendaal –  
and the region!





# Two flexible commercial units

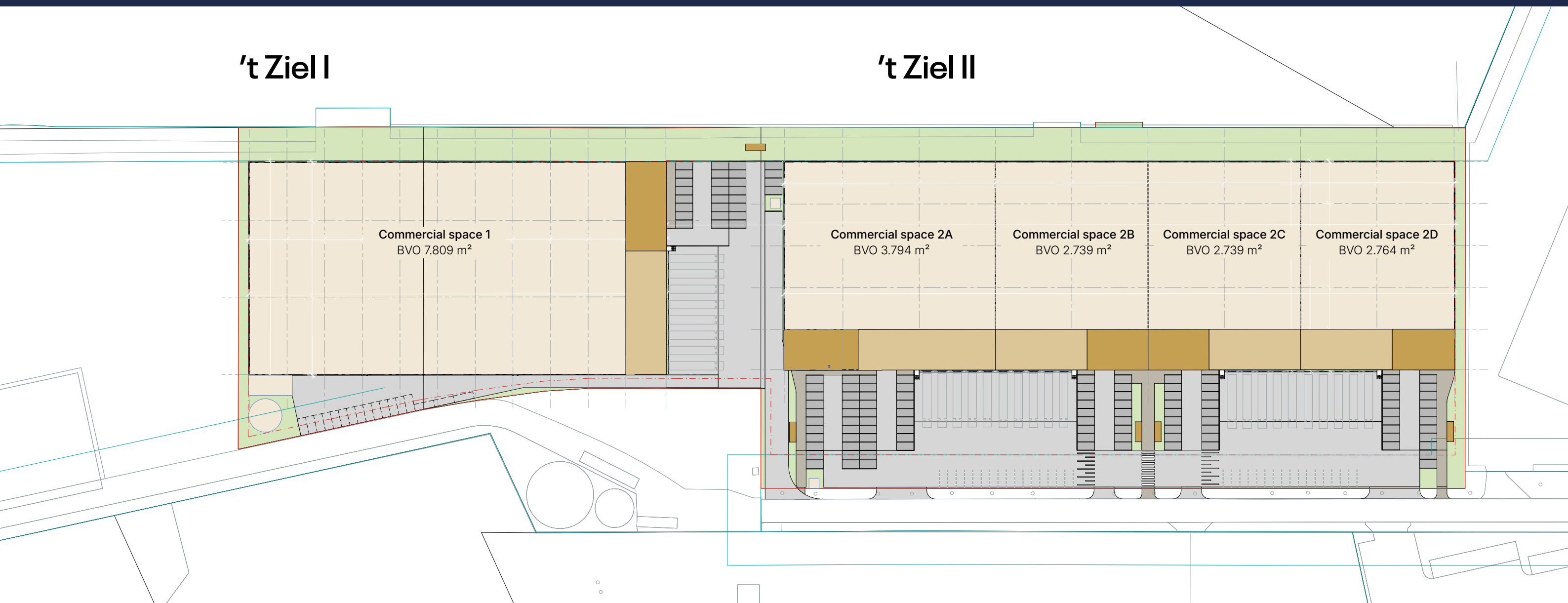
Get all the space you need –  
and nothing more!

't Ziel consists of two commercial units of 8,000 and 12,000 m<sup>2</sup> each. The larger one is divided into four separate but linkable units of approx. 2,700 m<sup>2</sup> to 3,700 m<sup>2</sup>. Want to run your business in a location that gives you plenty of space and flexibility? A place that lets you seamlessly blend production, value-added logistics, and distribution? Light manufacturing? Assembly? At 't Ziel you'll find the medium-sized commercial units so lacking in the region.

The right height for efficient storage and lots of natural light make this an ideal work environment for manufacturing. The loading docks lie under mezzanines that are connected to the hall. All units feature fully independent office space. Outside, there's ample parking for visitors and employees. Plus, there is a developer who is more than happy to help you achieve your business dreams.

't Ziel I

't Ziel II



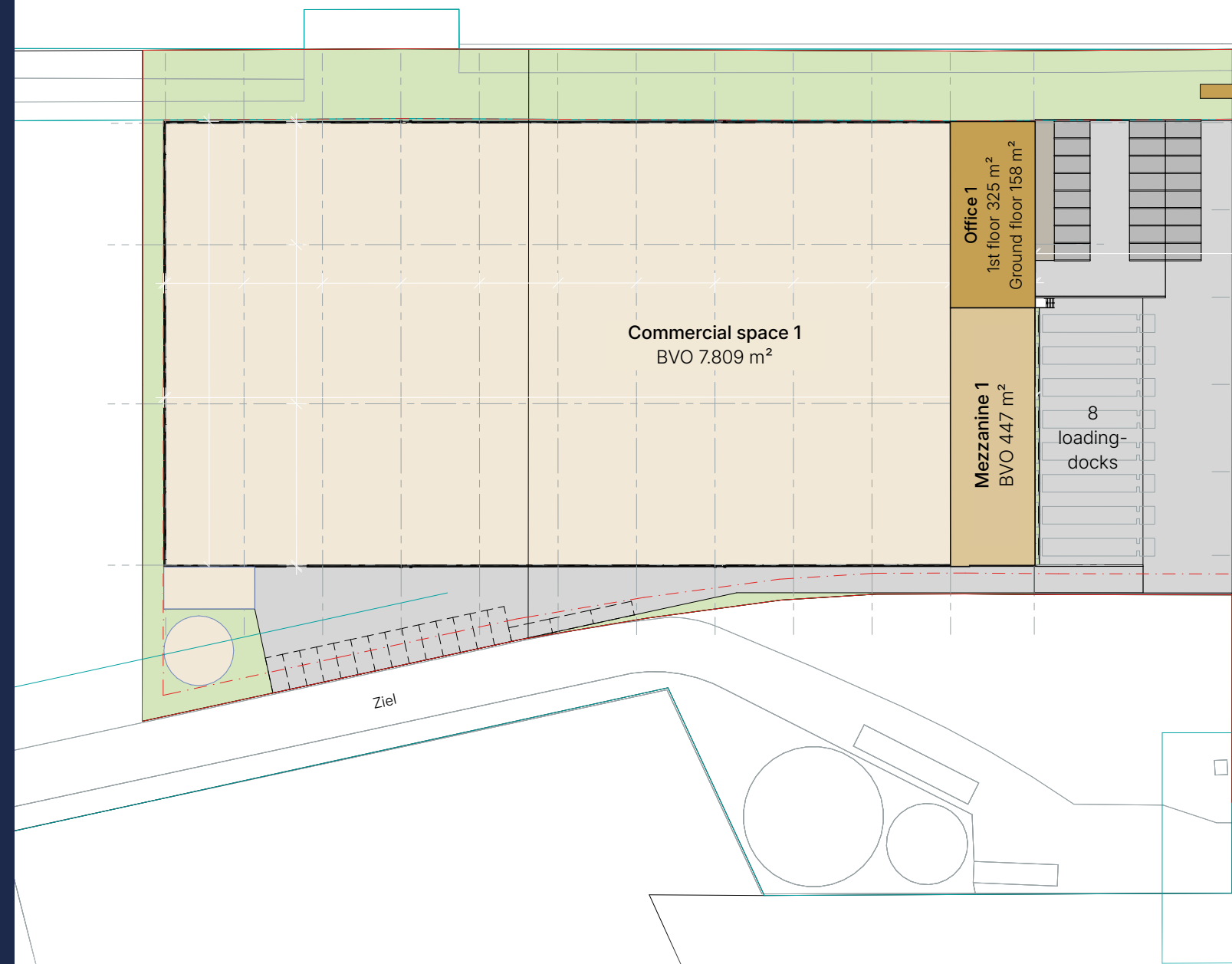
# Looking for turnkey office space?

With our turnkey service, you can even get your office space tailored fully to your schedule of requirements. Three efficiently furnished turnkey options have already been designed which can be adjusted as you see fit: Silver, Gold, Platium. These options include a variety of floor finishes (such as PVC, carpet, or cast flooring),

wall and ceiling colours, tiling in the sanitary facilities, and the finish in kitchenettes and meeting rooms. Create an appropriate, high-quality work environment in a flash. We'll draw up and develop your ideal plan with the architect and ensure that the space seamlessly incorporates your identity and the way you work.

## Flexibility as a starting point

- Adaptable layouts
- Mezzanine for expansion options
- Multiple operational setup options
- Grows with your ambitions



## 't Ziel I

### Commercial space (approx. 8,000 m²)

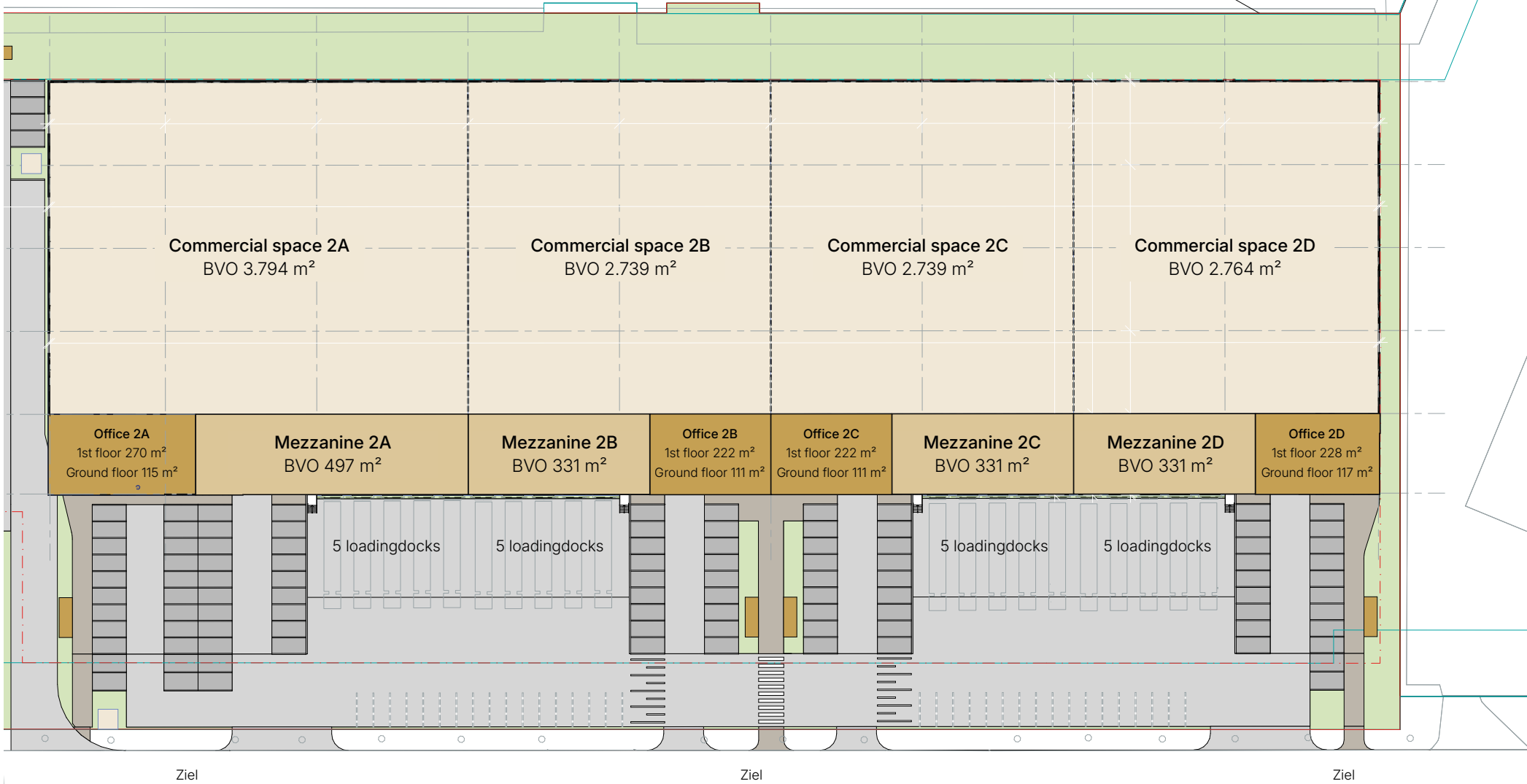
- Clear height 12.20 m
- ESFR-K25 sprinkler system
- Floor load capacity: 5,000 kg/m² > point load
- Gas-free heating system
- Generous daylighting

### Office (approx. 480 m²)

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

### Mezzanine (approx. 450 m²)

- Practical position over the loading docks
- Ideal for value-added logistics
- Potential additional office space
- Natural light from façade



# 't Ziel II

## Commercial space (approx. 12,000 m²)

- Clear height 12.20 m
- 4 units for flexibility: separate or linkable
- ESFR-K25 sprinkler system
- Floor load capacity in accordance with modern standards
- Generous daylighting

## Office (approx. 1,400 m²)

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

## Mezzanine (approx. 450 m²)

- Strategic position over the loading docks
- Ideal for value-added logistics
- Potential additional office space
- Natural light from skylight

# No-stress power

The commercial units at 't Ziel are brand new developments. Unlike other new-build projects throughout the Netherlands, where grid congestion can be an issue, 't Ziel offers total power availability. The site is all-electric and is guaranteed to meet all your electricity needs, giving you energy security, business stability and sustainability. And if you have any other requirements, we'd be more than happy to work on them together. In a nutshell:

- Future-proof commercial space without grid capacity worries
- Capacity for automated processes
- EV charging infrastructure
- Supports fully sustainable operations



An architectural rendering of a modern industrial building named 't Ziel. The building is a long, two-story structure with a light beige facade and dark brown vertical slats. It features large windows and a prominent 'LOGO 2D' sign on the upper right. The ground floor has several loading docks labeled D02, D03, D04, and D05. In the foreground, there is a parking lot with several cars, including a white Peugeot and a silver Toyota. A few people are walking on a paved path next to the parking lot. The sky is blue with some clouds, and there are some green plants and trees in the foreground.

**'t Ziel: right where  
you want to be**

## Balancing functionality and aesthetics

The two units at 't Ziel were designed with practical use in mind, with clear access routes and efficient internal layouts to support a wide range of business activities. At the same time, the architects took care to balance functionality with aesthetics. The exterior is finished with high-quality materials, and the staggered façades emanate peace & tranquillity. The corner offices frame the operational areas beautifully. The entrances are refined, and the exterior approach is surrounded by greenery. No trace has been left of the site's former life as an asphalt plant. 't Ziel exudes quality and professionalism – this is right where you want to be for your customers and employees alike!



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# Sustainable development for today and tomorrow

## Because sustainable real estate creates opportunities

't Ziel adds value in many ways. The two commercial units are situated on the site of a former asphalt plant. The plant has been demolished, the site has been remediated, and the location has undergone a high-grade, sustainable development process. A step forward for Roosendaal, and a huge improvement for De Borchwerf with immediate added value.

What's more, sustainability creates opportunities for entrepreneurs: you're a sustainable partner for your customers, and a responsible employer for your (new) employees. Plus, a sustainable building could even help you cut costs: it's just a smart business choice!



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## Energy concept for the future

- Fully gas-free, all-electric
- Solar panels
- Excellent insulation
- Smart climate control
- Ample power supply

## BREEAM certified

- Energy-efficient design
- High insulation
- Responsible material choices
- Pleasant work climate



## Materials passport: your resource bank

't Ziel has a full materials passport, a digital document in which all materials used are registered. So if you decide to renovate or demolish your space in the future, you'll be fully aware of what is where – ready for reuse in tomorrow's circular economy.





# 't Ziel: shared success

Solutions are  
found together

't Ziel is a development of VolkerWessels Logistics Development. We don't believe in standard solutions; 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 make it happen.

#### 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

't Ziel is a development by  
VolkerWessels Logistics Development.

**Interested in running  
your business from 't Ziel?**

Do you have roots in the area? Are you looking for commercial space for production, value-added logistics, and distribution? Light manufacturing? Assembly? Are you curious what 't Ziel could do for you? We'd love to welcome you on site for a closer look, so you can discover how these flexible units can contribute to your ambitions.



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