



PORT OF DEN HELDER

Business park Kooyhaven



WELCOME AT KOOYHAVEN, OUR ALL-ELECTRIC BUSINESS PARK!

The Netherlands has a few business locations with a quayside access. The growing demand from the market for port-based commercial estates has led to the development of Kooyhaven. With a direct link to open sea, large plot sizes and plenty of availability, Kooyhaven is the ultimate answer to demand from the market. One unique selling point is that Kooyhaven is very attractive for organisations, because it's developed as an all-electric business park close to the sea!

Kooyhaven, our all-electric business park area is located on the Noordholland Canal, opposite the Kooypunt commercial estate, very close to Den Helder Seaport & Den Helder Airport, and just 1 hour from Amsterdam Airport Schiphol.

THE BLEU ECONOMY STARTS HERE!

Port of Den Helder is acting as a real partner for its customers. We think and act from a customer experience by putting our customers first, always. New business and innovation project & green solutions we embrace and look forward to welcome you in Kooyhaven. The link with Kooypunt offers a number of advantages: the presence of companies that operate in the same dynamic sector, creating an overall solid position. Kooyhaven serves as an additional green sustainable commercial estate with plots with dedicated quaysides and quaysides intended for general use.

Offshore energy maritime businesses and sustainable innovation & circularity projects are increasingly establishing in this area, and for a good reason! The favourable geographical position offers numerous possibilities, together with the presence of knowledge institutes & educational establishments focusing on maritime technology and research. The wide range of businesses from the civilian and maritime sector makes this perfect location for long-term cooperation and healthy competition. In total, approx. 50 acres of land will be released. For you we have very attractive plots available at Kooyhaven and we are more than happy to tell you all about it.

SUSTAINABILITY

Port of Den Helder is an Eco Port certified Port. Located directly to the Natura 2000 area: "The Waddenzee", undeniably resulting in the fact that sustainability is a part of our DNA. It is taken into account with every new development. Hydrogen developments are part of this program such as shore power facilities and Green Hydrogen bunker facility.



BUSINESS LOCATIONS

Since the privatization of the port of Den Helder, we have in addition to our port grounds, a number of very interesting areas in our management that still offer sufficient space for the development of new business activities.

“Business owners and their businesses are vital to Hollands Kroon. The same applies to those who settle in the Regional Port Area Site. I want to make life as easy as possible for them by creating the most attractive and feasible business climate possible. After all, businesses all make a contribution to the economy and employment possibilities in our municipality.”

**Alderman
Municipality Hollands Kroon**



FACTS AND FIGURES

KOOYHAVEN	
MUNICIPALITY	Hollands Kroon
TOTAL SURFACE AREA IN HECTARES	Approx. 50 ha net
QUAYSIDE LENGTH	Approx. 1.000 m
CANAL DEPTH	4.0 m in relation to NAP
CANAL DRAFT	3.0 m in relation to NAP
ENVIRONMENTAL CATEGORY	Up to 5.2 (environmental effects up to 3.2)
PLOT SIZE	Depending on wishes of user
PLOT TYPES	Plots including or excluding own quayside; use can be made of a public quayside
ACCESS	By road via adjacent N9 and N99 trunk roads. Vessels up to CEMT class IV are permitted to travel from the lock to Kooyhaven. Public transport via Interliner and local bus connections, Amsterdam en Leeuwarden 1 hour by car, near Den Helder Airport, Kooypunt and seaport
MAXIMUM CONSTRUCTION HEIGHT	20 m (for installations generating renewable energy up to 25 m)
ZONING PLAN	Regional Port-related Business Estate Kop van Noord-Holland
MERCHANT MARINE TIDAL LOCK	Lock length 85 m (expansion up to 92 m), width 15.98 m Outer sill (seaport) 6.4 m in relation to NAP Inner sill (inner dock) 5.9 m in relation to NAP Lock operated 24 hours a day
KOOYBRUG BRIDGE	Moving bridge. Permanent passage opening up to maximum 16 m wide and 8.38 m high (more information and opening times: see website www.portofdenhelder.eu)

UNIQUE CHARACTERISTICS

- IMMEDIATELY ADJACENT TO THE NOORDHOLLAND CANAL
- MULTIFUNCTIONAL SITE
- QUAYSIDES FOR BOTH OWN AND GENERAL USE ALLOWED
- OUR ALL-ELECTRIC BUSINESS PARK
- NEAR DEN HELDER AIRPORT AND SEAPORT
- EXCELLENT ACCESS
- SOLID POSITION THROUGH PROXIMITY OF KOOYPUNT AND SEAPORT
- JUST 1 HOUR FROM AMSTERDAM AIRPORT SCHIPHOL

