



PORT OF DEN HELDER

Business Park Kooyhaven



WELCOME AT KOOYHAVEN, OUR ALL-ELECTRIC BUSINESS PARK!

The Netherlands has few business locations with quayside access. 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 the demands from the market. One unique selling point that makes Kooyhaven very attractive for organisations is that it is developed as an all-electric business park close to the sea!

This all-electric business park area is located on the Noord Holland Canal, opposite the Kooypunt commercial estate, very close to Den Helder Seaport & Den Helder Airport and just one hour from Amsterdam Airport Schiphol.

THE BLUE ECONOMY STARTS HERE!

Port of Den Helder is acting as a real partner for its customers. We think and act from a customer experience and put our customers first. We embrace new business, innovation and green solutions, and we are looking forward to welcome you at 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 location 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, approximately 50 hectares of land will be released. To summarise: We have very attractive plots available at Kooyhaven and we are more than happy to tell you all about them.

SUSTAINABILITY

We are a proudly Eco Port certificated Port. Den Helder borders on the Natura 2000 and UNESCO world heritage area: 'Wadden Sea'. This undeniably results in the fact that sustainability is part of our DNA. Port of Den Helder takes this into account with every new development. Port of Den Helder is part of the Hydrogen Valley North Holland; in this program we develop shore power facilities and Green Hydrogen bunker facilities.

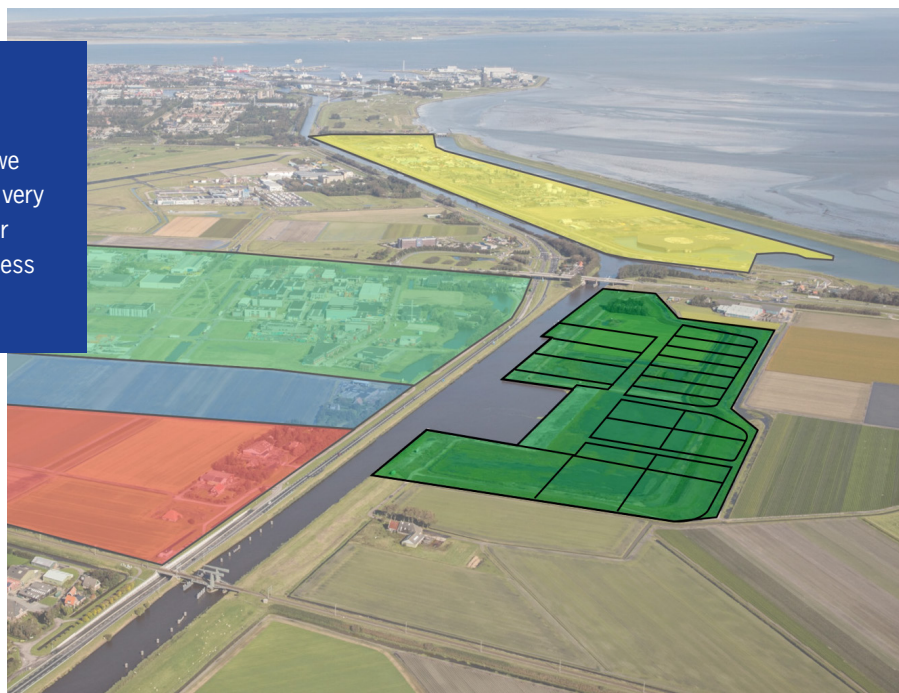


BUSINESS LOCATIONS

Since the privatization of the port of Den Helder, we have in addition to our port grounds, a number of very interesting areas under 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	Approximately 50 ha net
QUAYSIDE LENGTH	Approximately 1.000 m
CANAL DRAUGHT	2.85 m in relation to NAP (up to 3.00 m with exemption)
ENVIRONMENTAL CATEGORY	3.2 (up to 4.2 with exemption)
PLOT SIZE	Depending on user needs
PLOT TYPES	Plots including or excluding private 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
KOOPVAARDERSCHUTSLUIS LOCK	86 m by 9.50 m (up to up to 92 m by 15.60 with exemption). Outer sill (seaport) 6.4 m in relation to NAP. Inner sill (inner dock) 5.9 m in relation to NAP. Lock operation 24/7
KOOYBRUG BRIDGE	Moving bridge. Permanent passage up to 15.50 m wide and 8.30 m KP (for more information and operating hours: www.portofdenhelder.eu/shipping)

UNIQUE CHARACTERISTICS

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

