



# PORT OF DEN HELDER

## Business Park Kooypunt



### LOCATION

Just a short distance from the seaport and the airport in Den Helder, alongside important supply routes, Business park Kooypunt is an excellent location for a wide range of businesses. As well as offshore and energy-related activities, Kooypunt is enjoying growth in the number of operators from the production, trading, industrial and business to business services sectors. The short road connection with business park Kooyhaven offers nearby access to a public quay and transportation opportunities via inland water and via open sea through the Port of Den Helder. Thanks to its favourable geographical location, Kooypunt is easily accessible and offers quality locations for every sector, including plots suitable for businesses with environmental category 5.2 exemption. Kooypunt has already been awarded the Safe

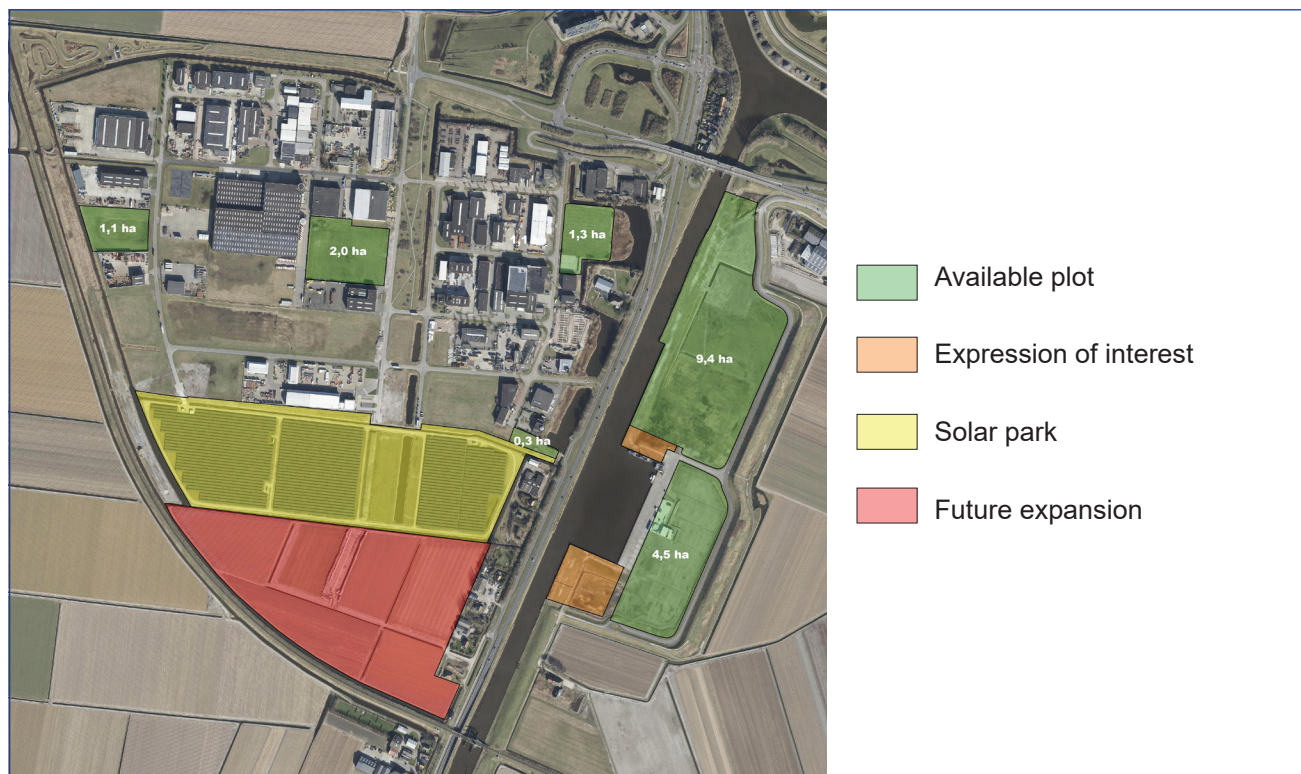
Business Warranty (Keurmerk Veilig Ondernemen) and the business association of business park Kooypunt continuously works on the park management and has a good local involvement.

### EXPANSION AT KOOYPUNT

The demand for plots of land for businesses wishing to set up in Den Helder is continually growing. The logical step is therefore to expand the commercial estate, in which Port of Den Helder can meet that demand, by investing in a high-quality location. More than 25 hectares of land are available for businesses looking for quality, accessibility, good collaboration and healthy competition within a short distance from the harbour. All in all, Kooypunt is the ideal business location offering plenty of space and competitive land prices!



# ISSUANCE PLOTS BUSINESS PARK KOOYPUNT



## FACTS AND FIGURES

BUSINESS PARK KOOYPUNT	
MUNICIPALITY	Den Helder
TOTAL SURFACE AREA IN HECTARES	Phase I: approximately 16 ha netto Phase III: approximately 15 ha netto
ENVIRONMENTAL CATEGORY	4.2 (up to 5.2 with exemption)
PLOT SIZE	Available from 5.000 m <sup>2</sup> depending on user needs
MAXIMUM CONSTRUCTION HEIGHT/LENGTH	18 m
BUILT-UP PERCENTAGE	100% (with the exception of 60% plots on the eastern side) within the section of the plot designated for building
ZONING PLAN	Zoning plan Kooypunt 2012: commercial estate
ACCESS	Near to N9 and N99 trunk roads (approximately 20 km from A7 motorway), public transport via Interliner and local bus connections, Amsterdam and Leeuwarden 1 hour by car, near Den Helder Airport, inner harbour Kooyhaven and Den Helder seaport

## UNIQUE CHARACTERISTICS

- COMPETITIVE LAND PRICES
- CUSTOMIZABLE PLOT SIZES
- NEAR INNER HARBOUR AND SEAPORT
- WIDE RANGE OF BUSINESSES
- LINK WITH KOOYHAVEN
- NEAR DEN HELDER AIRPORT

