



PORT OF DEN HELDER KOOYHAVEN



LOCATION

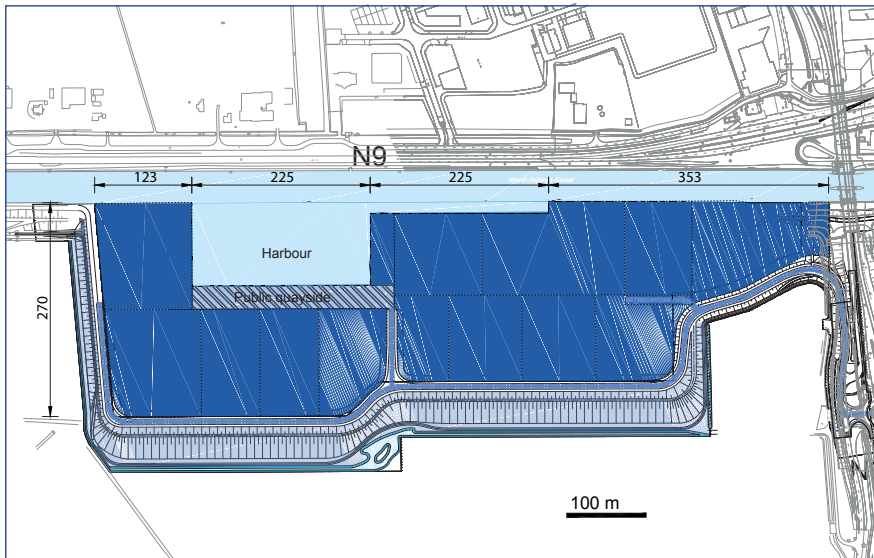
The Netherlands has few business locations with quayside access. The growing demand from the market for port-based commercial estates has led to the development and establishment of Kooyhaven. With a direct link to the open sea, large plot sizes and plenty of availability, Kooyhaven is the ultimate answer to demand from the market.

The area is located on the Noordholland Canal, opposite the Kooypunt commercial estate, very close to the seaport and airport. 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 commercial estate with

plots with dedicated quaysides and quaysides intended for general use.

Offshore and maritime businesses are increasingly establishing in this area, and not without good reason. The favourable geographical position offers numerous possibilities, together with the presence of knowledge institutes and educational establishments focusing on maritime technology and research. The wide range of businesses from the civilian and maritime sector makes this a perfect location for long-term cooperation and healthy competition. In total, approx. 50 hectares of land will be released. A number of plots are still available!

ISSUANCE PLOTS KOOYHAVEN



“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
- NEAR DEN HELDER AIRPORT AND SEAPORT
- EXCELLENT ACCESS
- SOLID POSITION THROUGH PROXIMITY OF KOOYPUNT AND SEAPORT

