



**Anything necessary
for successful business**



BedrijvenPark Borchwerf is a modern industrial park in West Brabant, The Netherlands. It is 235 hectares in size and offers space for all types and sizes of companies – from image conscious organisations with offices in nice upscale areas to environmental category 5 heavy industry. It is carefully planned and equipped with everything necessary for successful business. The park is located on the border of Roosendaal and Halderberge, on the A17 and the A58 between Rotterdam and Antwerp. This area combines an excellent business climate, a stable labour market, an abundant selection of education and training institutions and pleasant working and living conditions.

BedrijvenPark Borchwerf: A successful initiative

The realisation of BedrijvenPark Borchwerf brings progress to innovative business. This is perfectly logical when considering the following factors:

Strategic location and perfect provision of services focusing on international business

BedrijvenPark Borchwerf is located in the heart of the Benelux with the international harbours of Rotterdam and Antwerp and the airports of Amsterdam and Brussels within reach.

Appealing working and living conditions

Roosendaal and Halderberge are active municipalities that know how to combine business and Brabant's hospitality. It is a rural area with big city conveniences: from extensive shopping to great recreational activities and from numerous sports facilities to special attractions. And, of course, you will find a broad range of educational facilities, including the ROC West Brabant, and excellent care facilities.

All the transportation possibilities you could imagine

No matter what means of transportation you need, BedrijvenPark Borchwerf is ready. The A17 and A58 motorways are close to the park. Large ships can dock and undock year-round. The park is strategically positioned at the railway junction with connections throughout Europe. Large and small airports can be reached quickly by both national and international traffic and you can have the national pipeline branch off to your own lot for transporting liquids and gasses quickly and safely.

Extensive facilities services

BedrijvenPark Borchwerf is realised under park management. Therefore, you can be assured of maintaining optimum quality of both your premises and the surrounding areas.

High level of facilities and services

You can count on facilities and services that meet the requirements of a modern and future business park. These would include fibreglass networks, ready for the fastest data transmission and for the most state-of-the-art ICT equipment. But also the latest techniques for water management and climate control.

Allure and a strong appeal

Appealing design elements and well planned landscaping create an ideal environment and furthermore support the image of your company.

An excellent price/quality ratio

West Brabant is known for its appealing economic and social working and living conditions. It offers you a favourable price with high quality for BedrijvenPark Borchwerf.

Started 2005

BedrijvenPark Borchwerf counts five specific fields, from small scale to large-scale activity and from high quality office space to a location that is good for projecting a company's image, to industry in lots of up to 8 hectares and more if desired. The realisation of the park shall take place in defined phases, started in 2005.



Detailed information

Would you like detailed information, tailored to the needs of your organisation and situation? Please contact our sales team at +31 (0)165 518 719.

Field A

- Company purpose I and II
- Large-scale activity
- Environmental category 4 and 5: lot size up to 5 ha.
- Environmental category 3: lot size up to 8 ha.
- Maximum building height 12 metres (with a free option to increase the height by maximum 4 metres)
- Phase 2, started at the end of 2005
- Total size of surface area 69 ha.

Field B

- Modern mixed activity
- Environmental category 3
- Lot size up to 1 ha.
- Maximum building height 12 metres (with a free option to increase the height by maximum 4 metres)
- Phase 3, starts 2010
- Total size of surface area 12 ha.

Field C

- Company purpose I
- Transportation and logistics, value added logistics
- Environmental category 3
- Lot size 1 – 5 ha.
- Maximum building height 16 metres (with a free option to increase the height by maximum 9 metres)
- Phase 1, started 2005
- Total size of surface area 16,4 ha.

Field D

- Company purpose I
- Motorway upscale area to project company image, modern mixed activity
- Environmental category 3
- Lot size up to 0.5 ha.
- Maximum building height 12 metres (with a free option to increase the height by maximum 4 metres)
- Phase 1, started 2005
- Total size of surface area 20 ha.

Field F

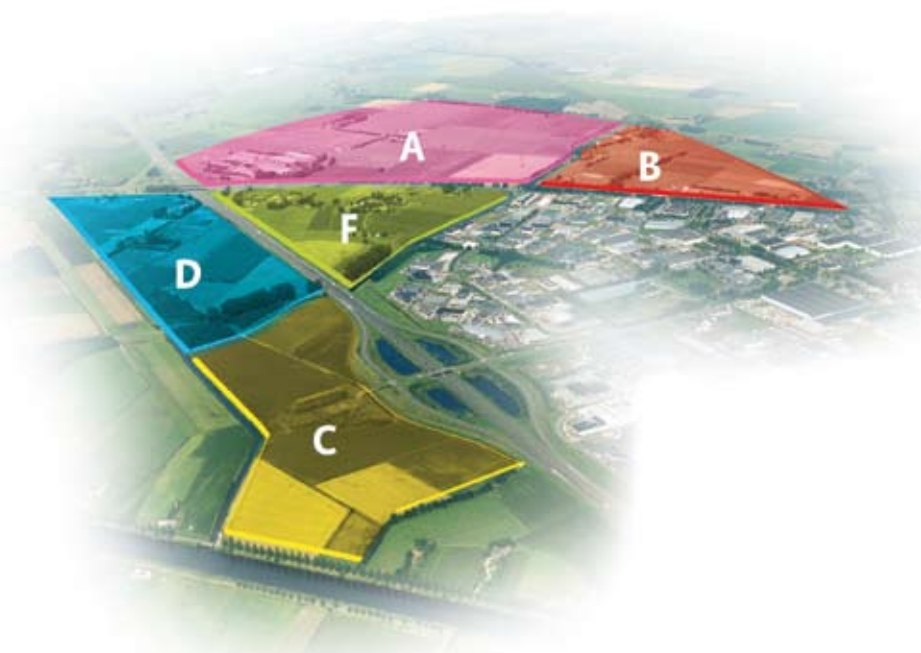
Company purpose I

- Modern mixed activity
- Environmental category 3
- Lot size up to 1.5 ha.
- Maximum building height 12 metres (with a free option to increase the height by maximum 4 metres)

Company purpose III

- Motorway upscale area to project company image, area office villas
- Lot size up to 0.5 ha.
- Maximum building height 12 metres (required building limit)
- Phase 2, started 2006
- Total size of surface area 18,5 ha.

The future plans used for BedrijvenPark Borchwerf are indicated as colour areas.





Taking your business to new frontiers



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BedrijvenPark Borchwerf is a joint project of the communities of Roosendaal and Halderberge and Heijmans frastructuurontwikkeling B.V. The content of this brochure has been put together carefully, for informational purposes. No rights may be derived from it. We reserve the right to change or deviate from this brochure.

Route to our office

From A17

- Take exit 21 (Roosendaal-Noord)
- Follow the road towards Roosendaal
- You are now driving on the Provinciale Weg Zuid (South)
- Drive 800 metres and turn left just in front of the bridge over the water to our orange wooden office.

From the Gastelseweg N268, direction Roosendaal

- Turn right across the bridge over the water (Vaartkant) to our orange wooden office.

From the Roosendaalsebaan N268, direction Oud Gastel

- Turn left just in front of the bridge over the water to our orange wooden office.

It is easy to set up an appointment

Obviously there is a lot involved whenever you are setting up a new location for your company. However, you are not alone. You can count on the professional support from our sales team. Please call us to set up an appointment with one of our colleagues if you would like to discuss your requirements further. You will then know what to expect.

A line-up of facts and figures

- 235 hectares of planning area
- 135 hectares of available lots
- Lot size: from 0.1 hectares up to approx 8 hectares
- Environmental category up to and including category 5
- 3 main phases
- Located on the A17 and A58
- Transportation and transport on land, water, and by railway, air and pipeline
- Realisation under park management, including Facility Point