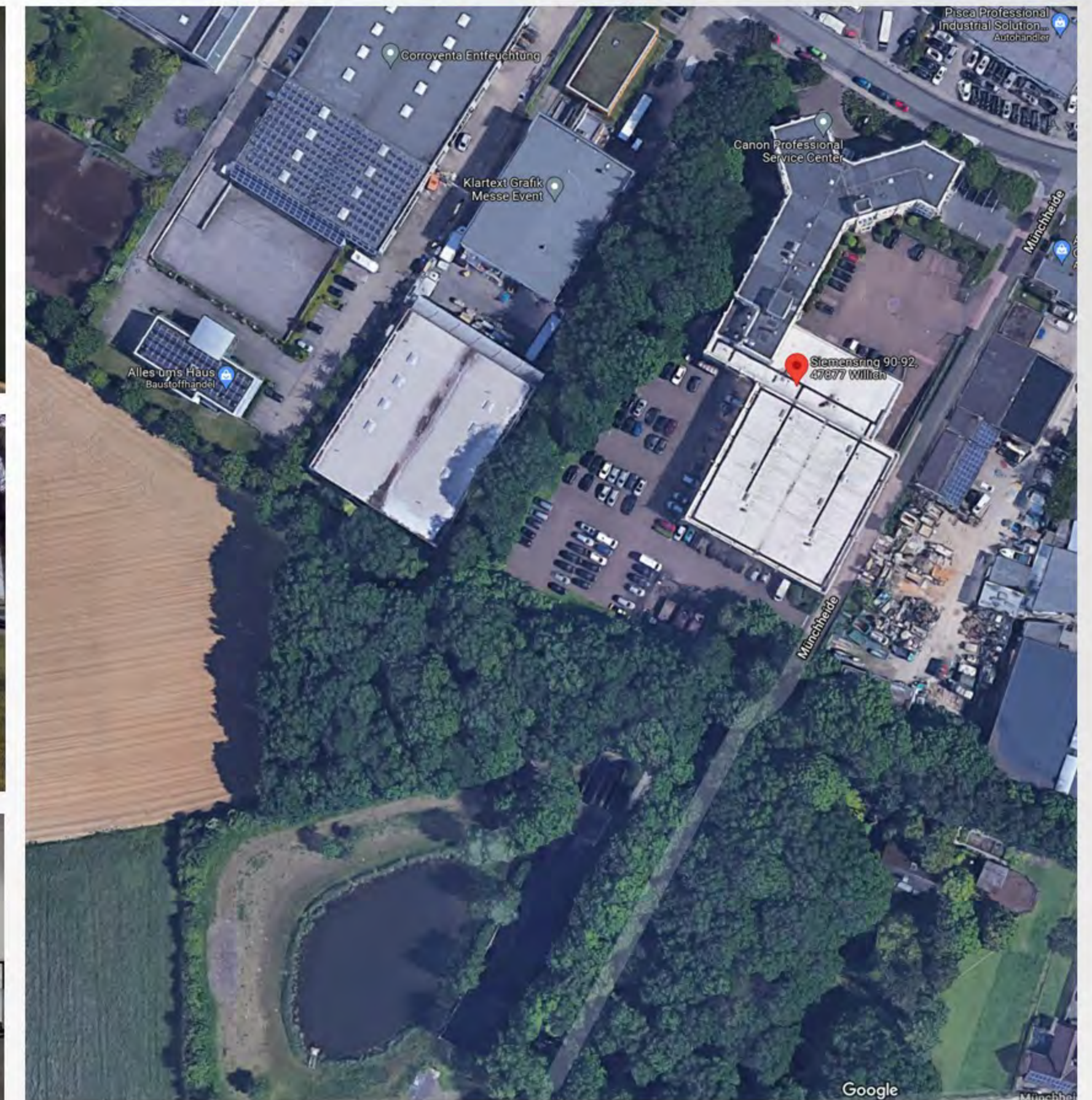
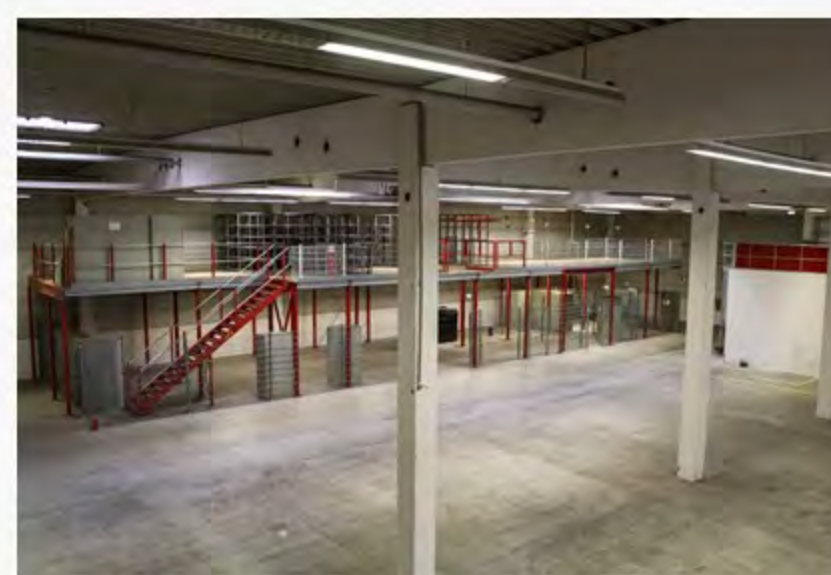
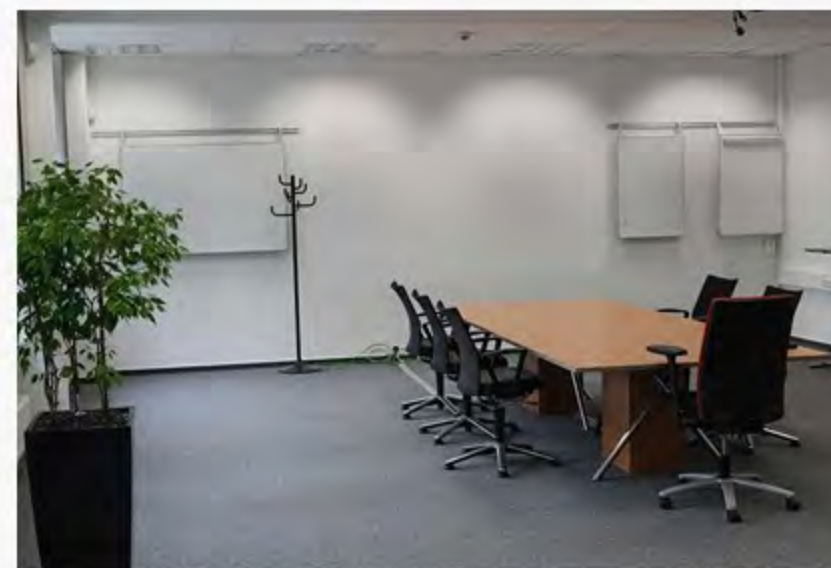


Exposé

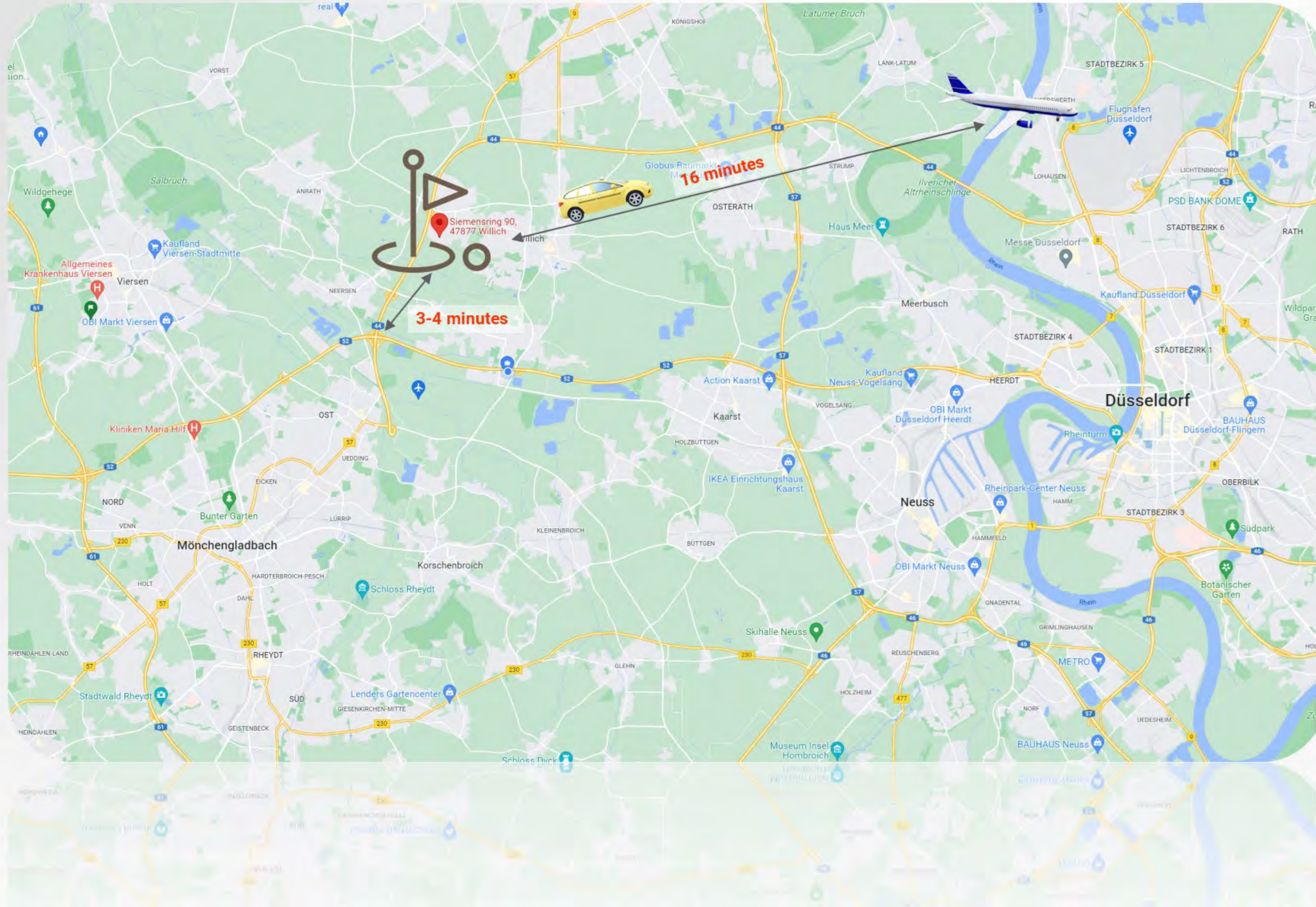
PARTIAL RENTAL PROPERTY:

FORMER CANON BUILDING
SIEMENSRING 90-92, 47877 WILlich MÜNCHHEIDE 1

COMMISSION-FREE - DIRECTLY FROM THE OWNER



LOGpoint
IMMOBILIEN | DESIGN & MANAGEMENT



TOP Address

Siemensring 90-92, 47877 Willich

Münchheide 1

DISTANCES

Willich - Düsseldorf	25 km
Krefeld	10 km
Mönchengladbach	10 km
Viersen	10 km
Kempen	15 km
Venlo (NL)	30 km

AIRPORTS

Düsseldorf	22 km
Mönchengladbach	10 km
Cologne/Bonn	76 km
Weeze	80 km
Eindhoven	104 km
Amsterdam	220 km

HARBOUR

Inland-Port Duisburg	48,3km
Antwerpen	178km
Rotterdam	230 km

TRANSPORT NETWORK

The building is located in the immediate vicinity of the A 44 Airport Düsseldorf – Mönchengladbach

Via the A44 you can reach the freeways in the shortest possible way:

A 52	Düsseldorf – Roermond
A 57	Cologne - Nijmegen
A 61	Koblenz - Venlo

LOCAL PUBLIC TRANSPORT

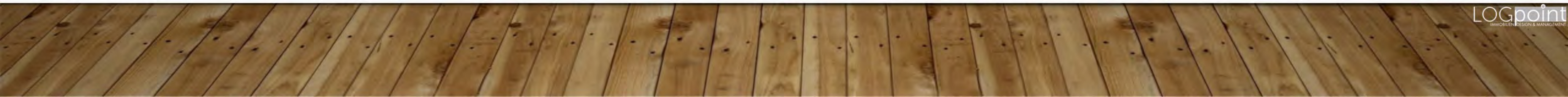
Bus stop approx.	100m
train station approx.	3000m



A new home for your business

LOGpoint
IMMOBILIEN DESIGN & MANAGEMENT

REAL ESTATE OBJECT:
FORMER CANON BUILDING
SIEMENSRING 90-92, 47877 WILlich MÜNCHHEIDE 1



WHAT AWAITS YOU?

This rental property is located on a plot of 11,531m².

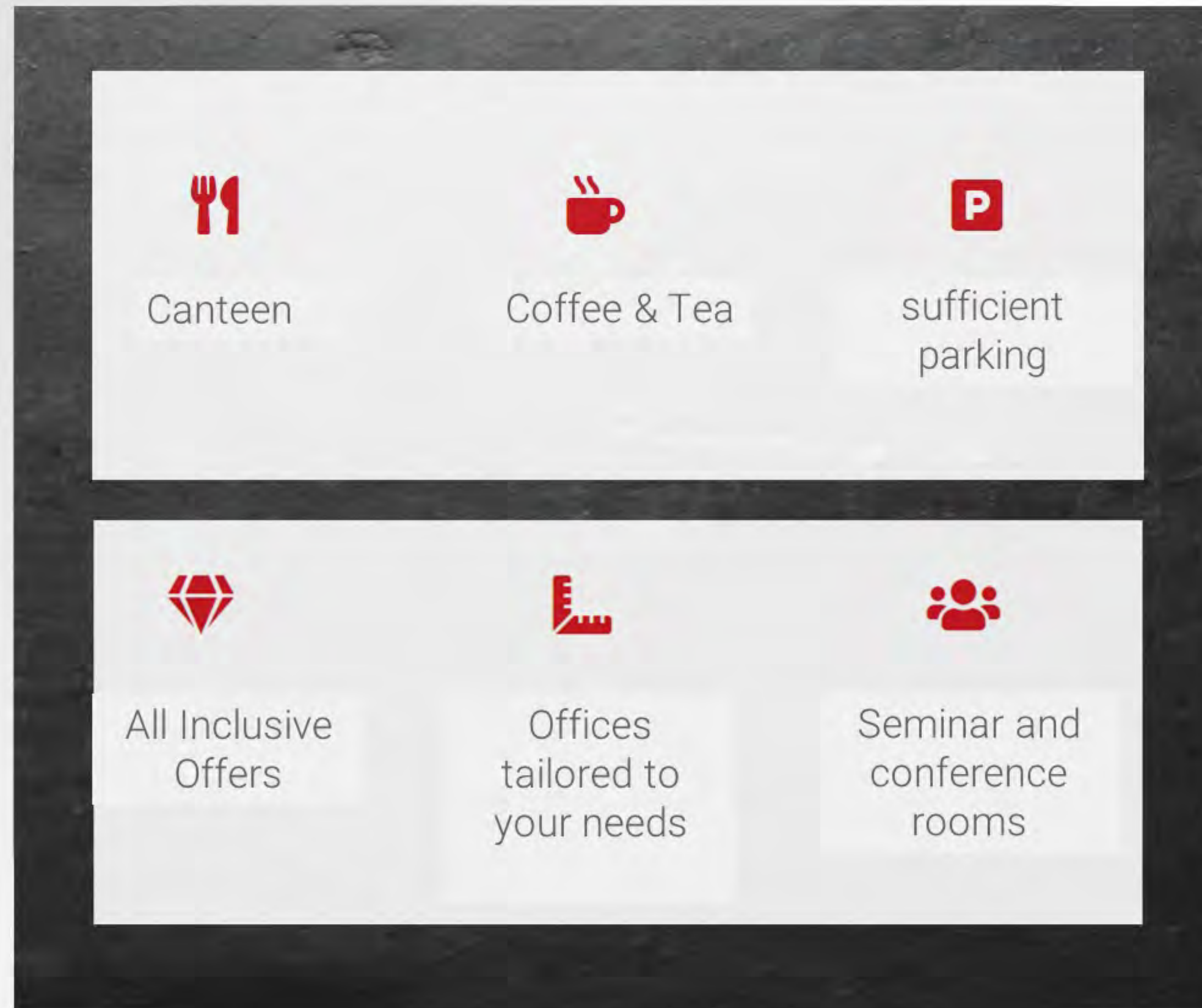
The three-armed, 3-storey building has a total of 7 entrances and exits, which allow an excellent division of the building.

The main access is through a spacious reception hall, through which all floors and wings can be reached. The access is controlled by RFID access cards.

On the second floor there is a canteen with an adjoining roof terrace, which can be used jointly by all tenants.

The property has 120 paved parking spaces and is surrounded on three sides by trees and green spaces.

Depending on the tract, different sized office spaces are available, ranging from single offices to 180m² open plan offices. Many partition walls are built in dry construction and can therefore be variably moved if required. If required, it is possible to rent high-quality storage space in addition to office space. The storage area has direct access to an office wing and is already shelved (with walk-in mezzanine).



11.531m²

Plot

Buildings, parking and green areas

3.500m²

Office space

The offices are mostly air-conditioned, clean rooms are available!

1.444m²

Warehouse

Shelf, block storage and mezzanine area

FIGURES & FACTS

222m²

Canteen

Incl. kitchen and roof terrace!

7

Entrances

The perfect conditions to partition the building

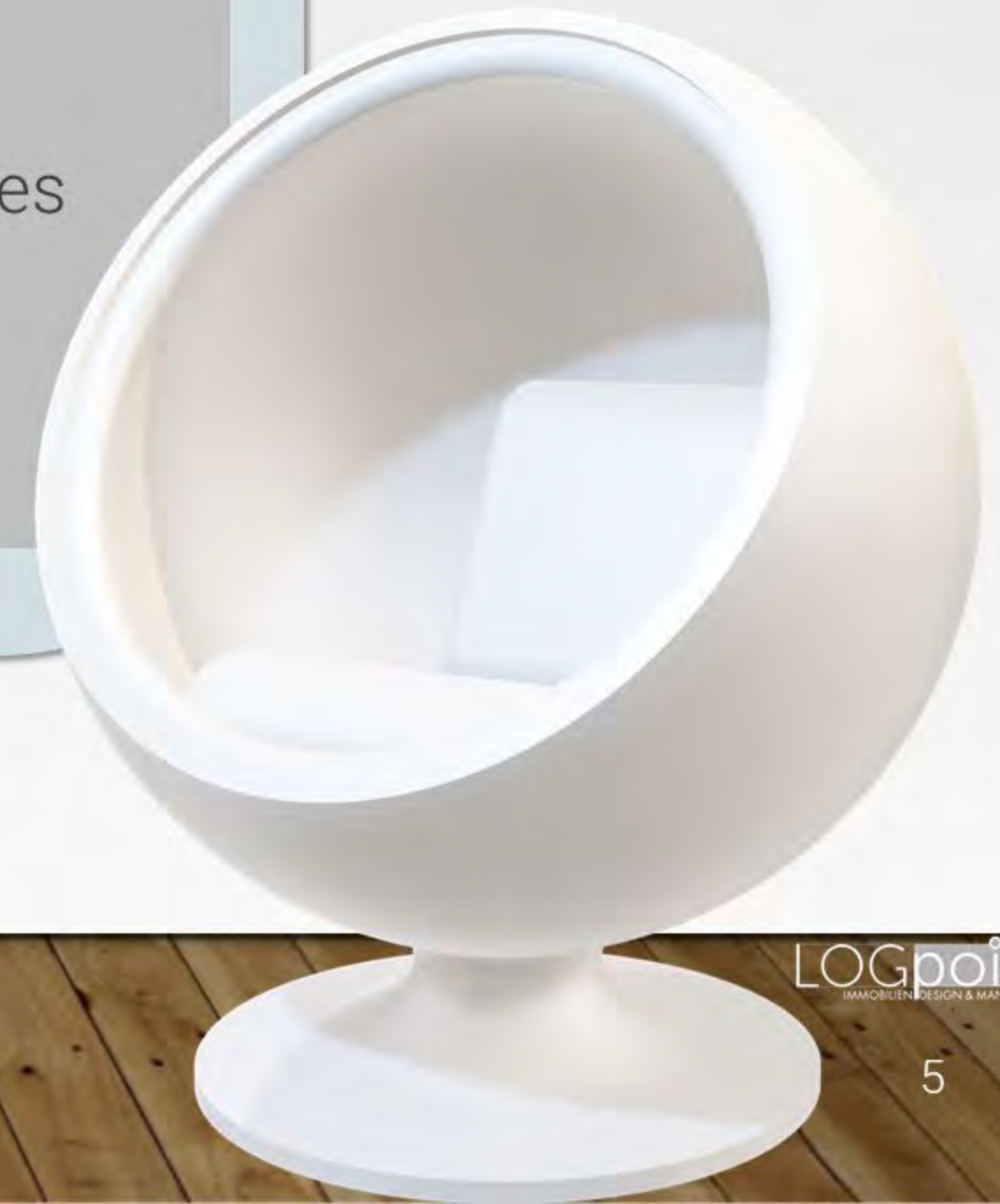
3

Passenger elevators

Plus 1 freight elevator

120

Parking places



Canteen	Yes
Passenger elevators	Yes, number: 3
Freight elevator	Yes, number: 1
Heavy current	Yes
Compressed air	Yes (Warehouse and some offices)
Air-conditioned	Partial air-conditioning
Commission	Commission free
Year of manufacture	1988
Object state	Very good, modernization of offices according to your wishes
Heating type	Gas heating
Energy certificate	Is available
Energy certificate type	Consumption certificate
Energy consumption index	121,7 kWh (m ² +a)

FIGURES & FACTS

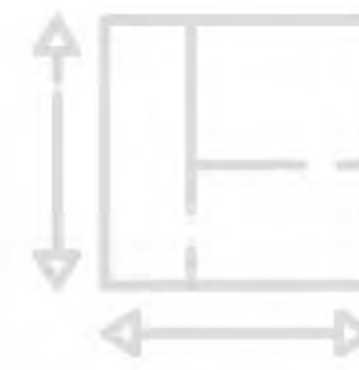


furnished



Carpet

Interior Design



Your CI



Food



Parquet

unfurnished

Coffee bars



All in Service

IT Service



So that you and your employees feel good

We upgrade your new space before you move in.

You decide on the type and scope - from preservation of the actual condition, to modernization of the work surfaces, to exclusive furnishing by our interior designers and interior decorators.





With a plan to success

The building is well equipped for long-term, flexible use..

The cleverly placed doors make it possible:

Depending on requirements, open-plan areas, seminar and coaching zones, but also individual offices can be set up via drywalls.

00

Siemensring 90-92, 47877 Willich Münchheide 1

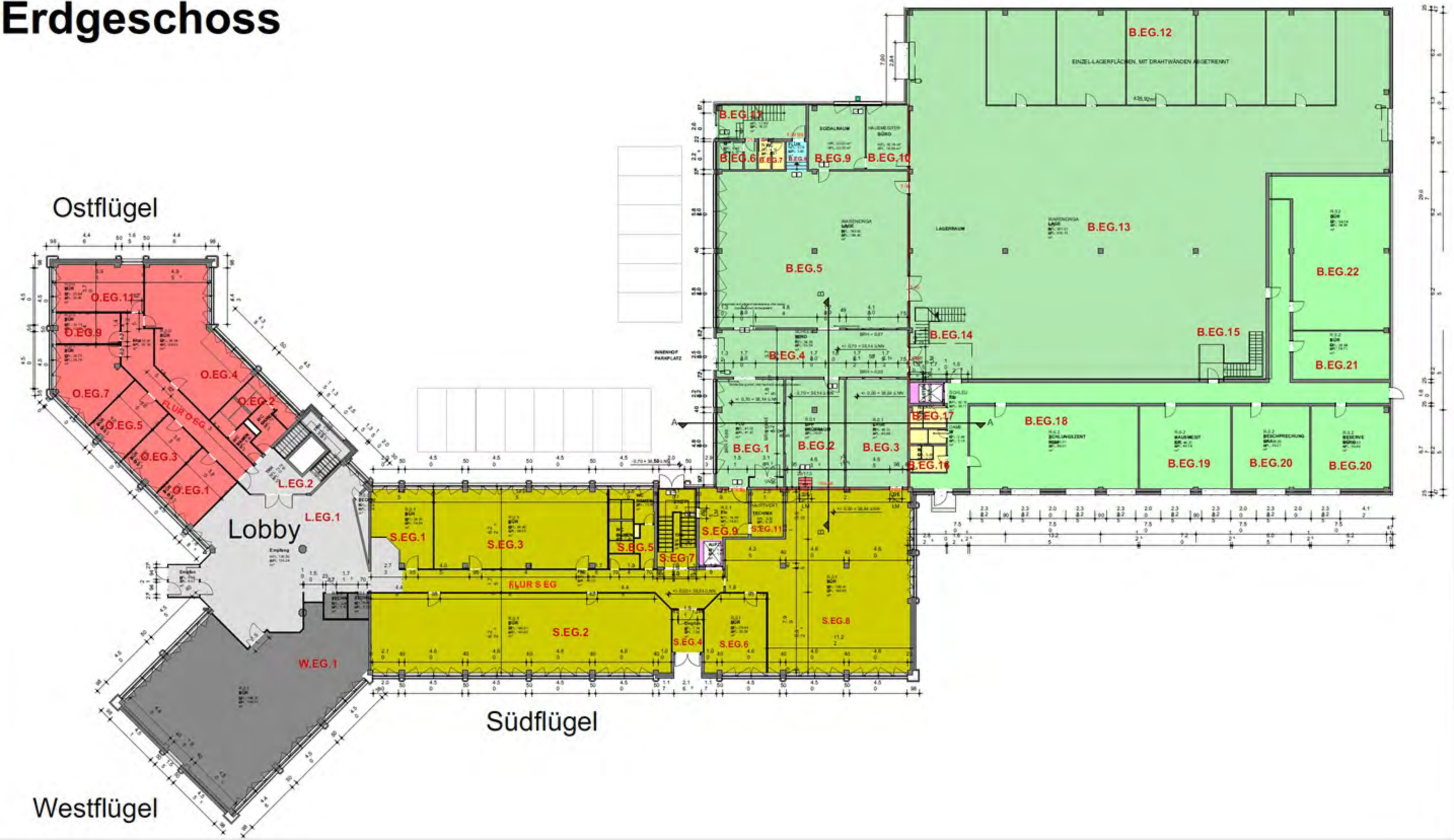
Ground Floor



Objekt: Siemensring 90-92
Erdgeschoss

Interne Aufteilung Stand: 04.01.22 Autor: NR

Block



01

Siemensring 90-92, 47877 Willich Münchheide 1

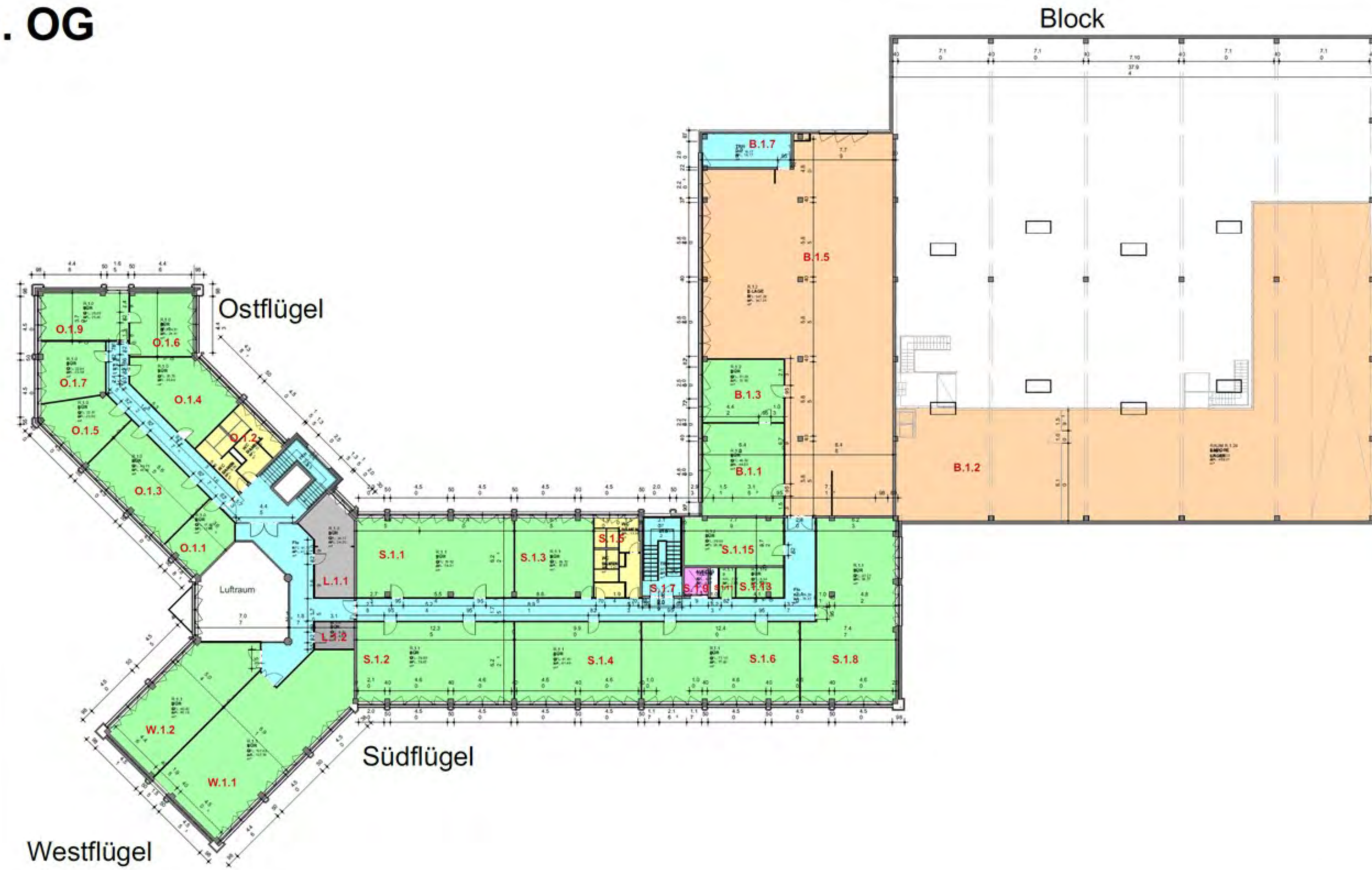
First floor



Objekt: Siemensring 90-92

Interne Aufteilung Stand: 04.01.22 Autor: NR

1. OG



02

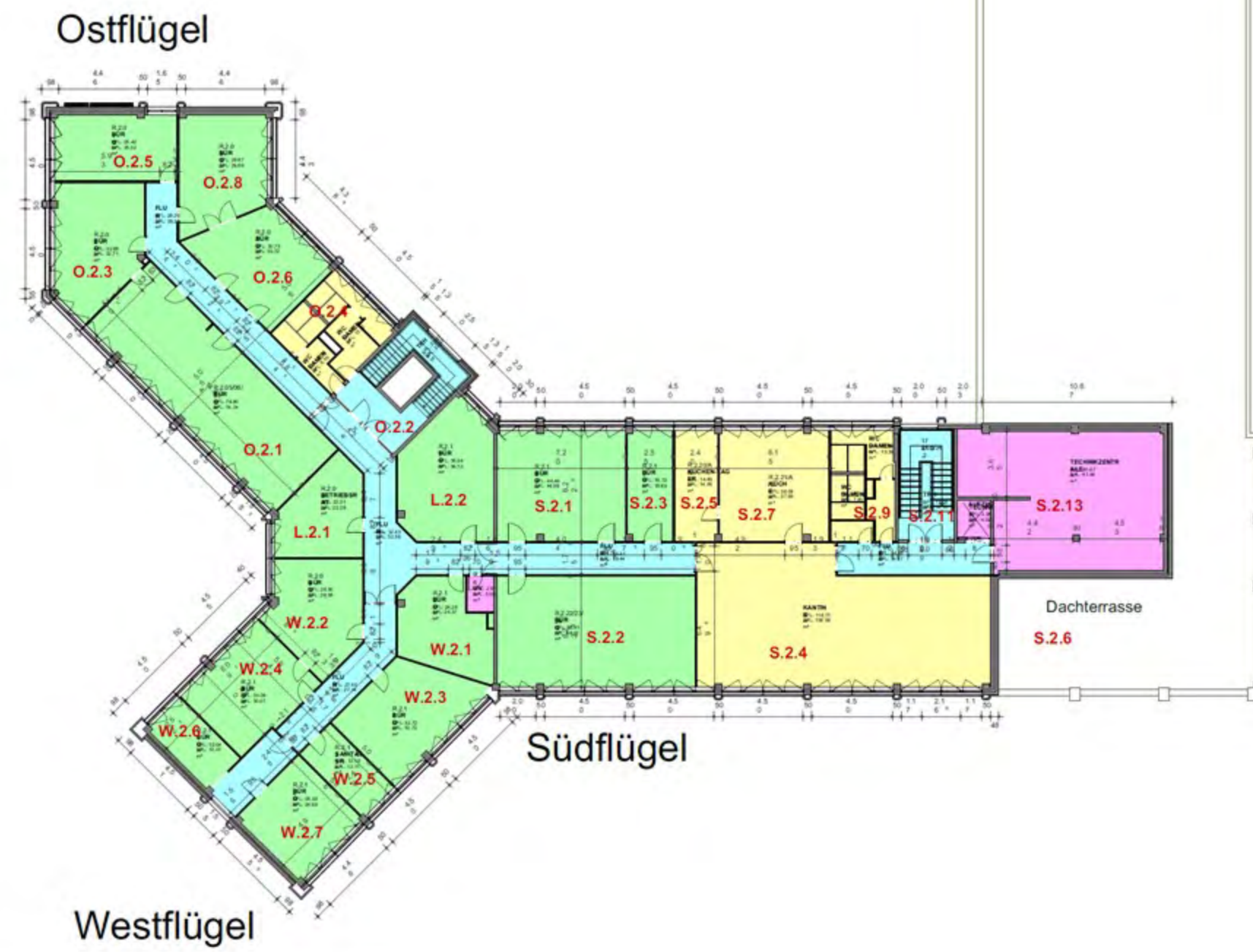
Siemensring 90-92, 47877 Willich Münchheide 1

Second Floor

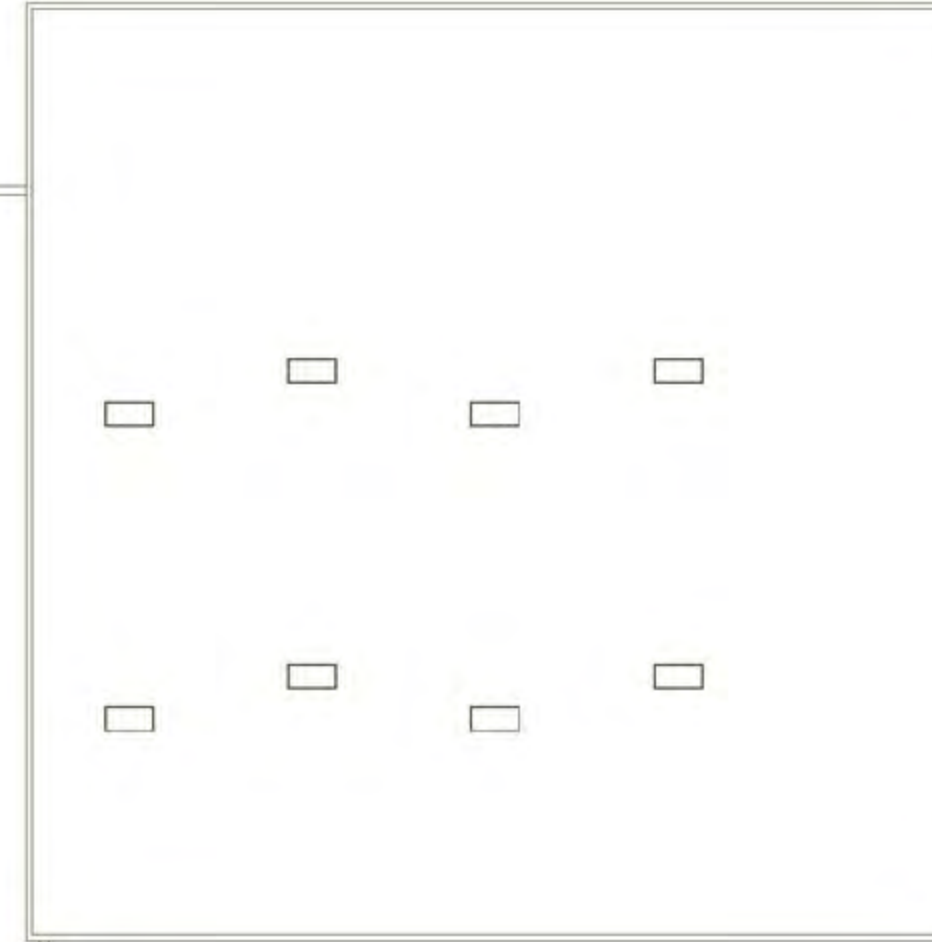


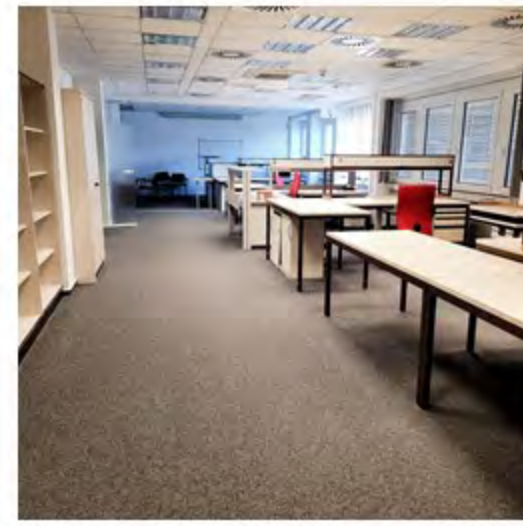
Objekt: Siemensring 90-92
2. OG

Interne Aufteilung Stand: 04.01.22 Autor: NR



Block

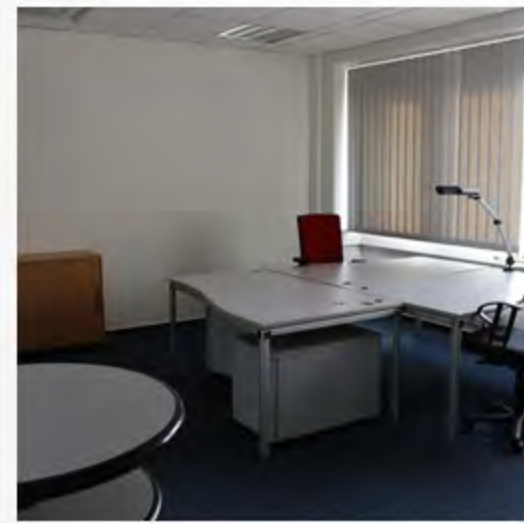
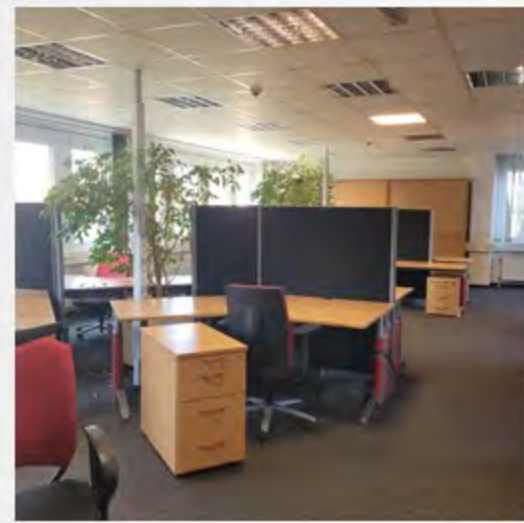
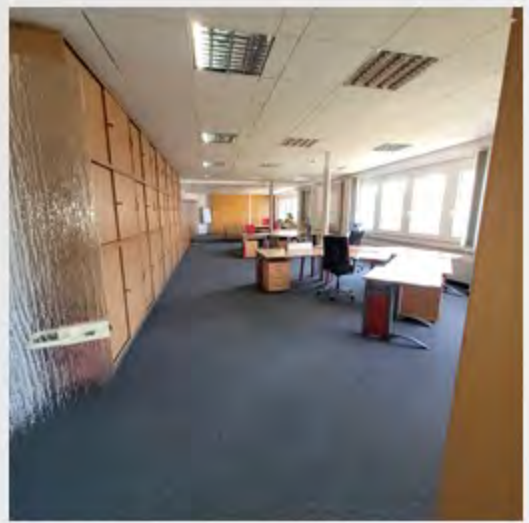




Impressions actual state

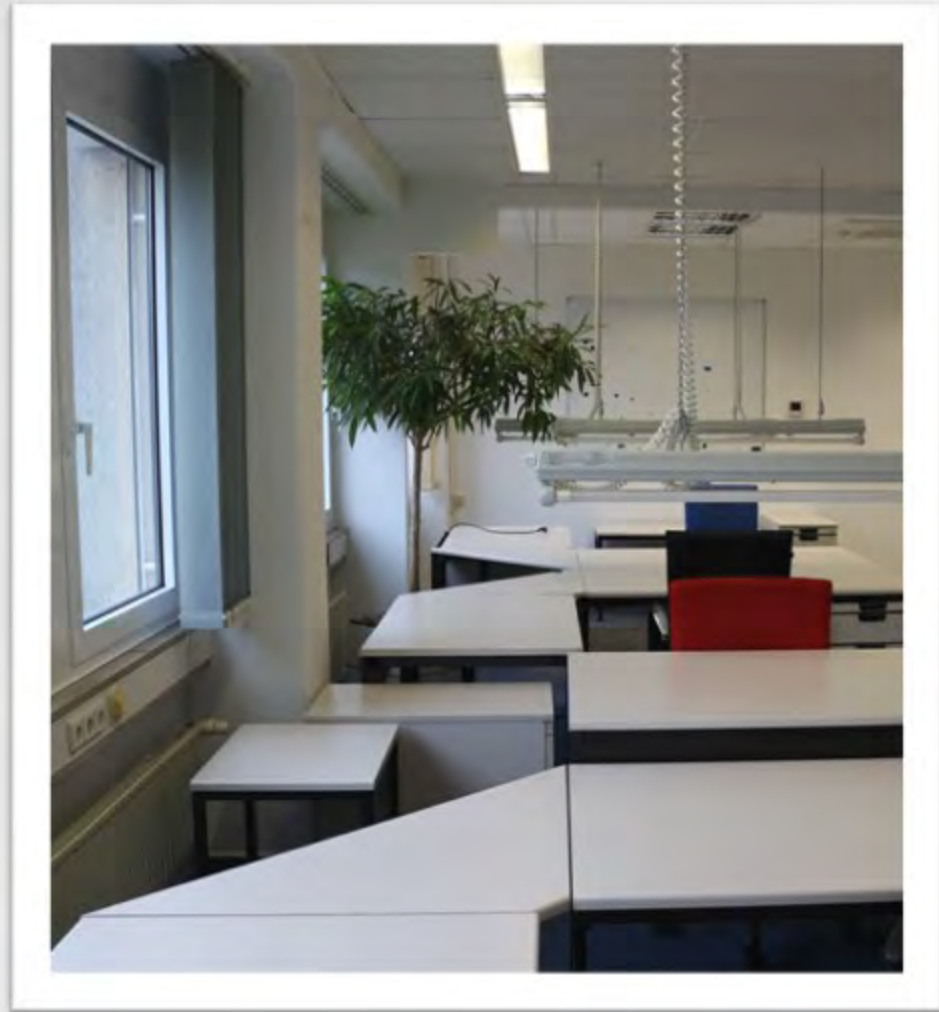
Modern equipment according to your wishes

We realize feel-good offices in an appealing overall ambience.

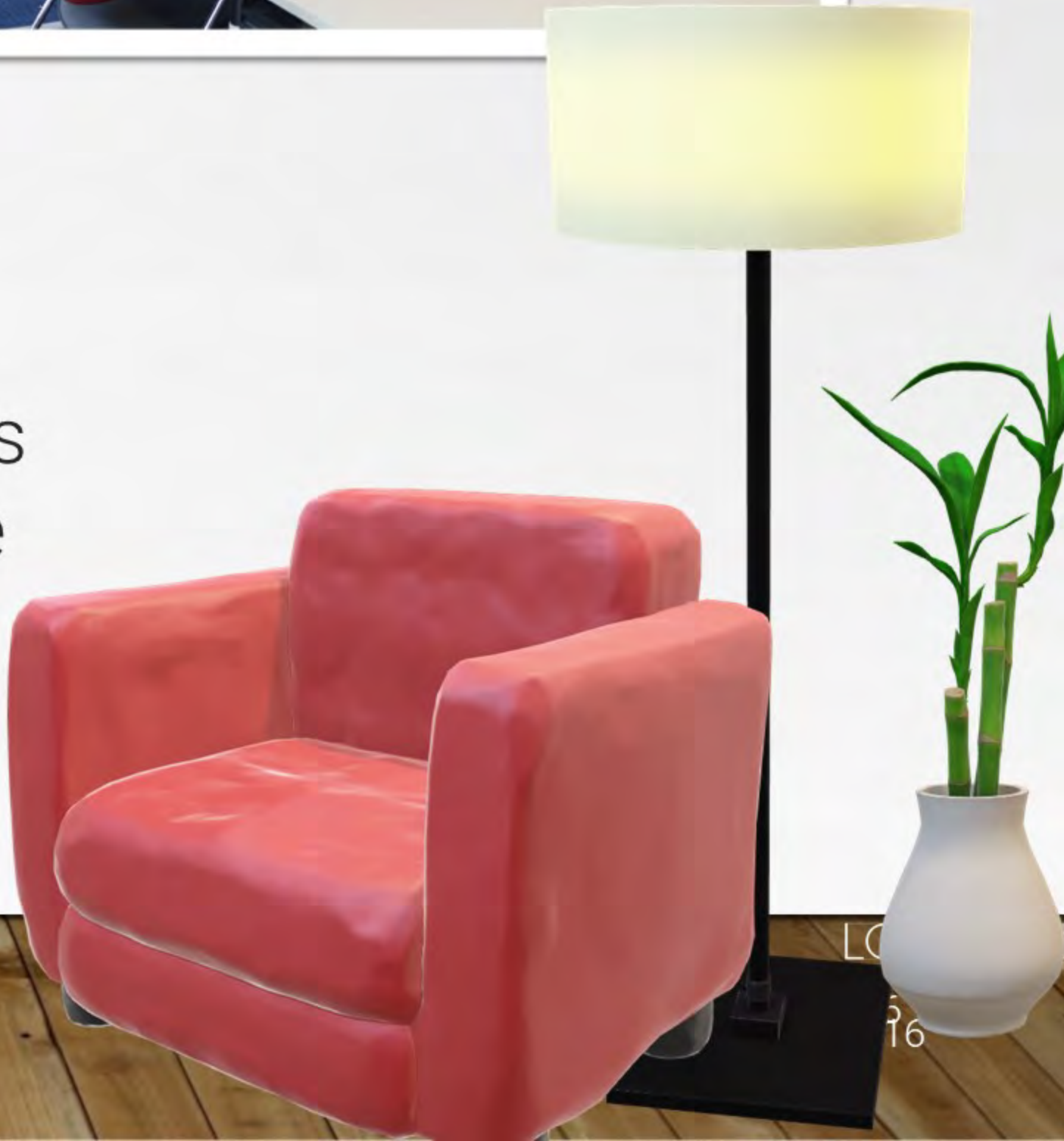


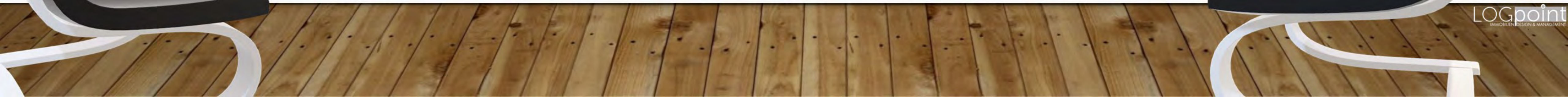
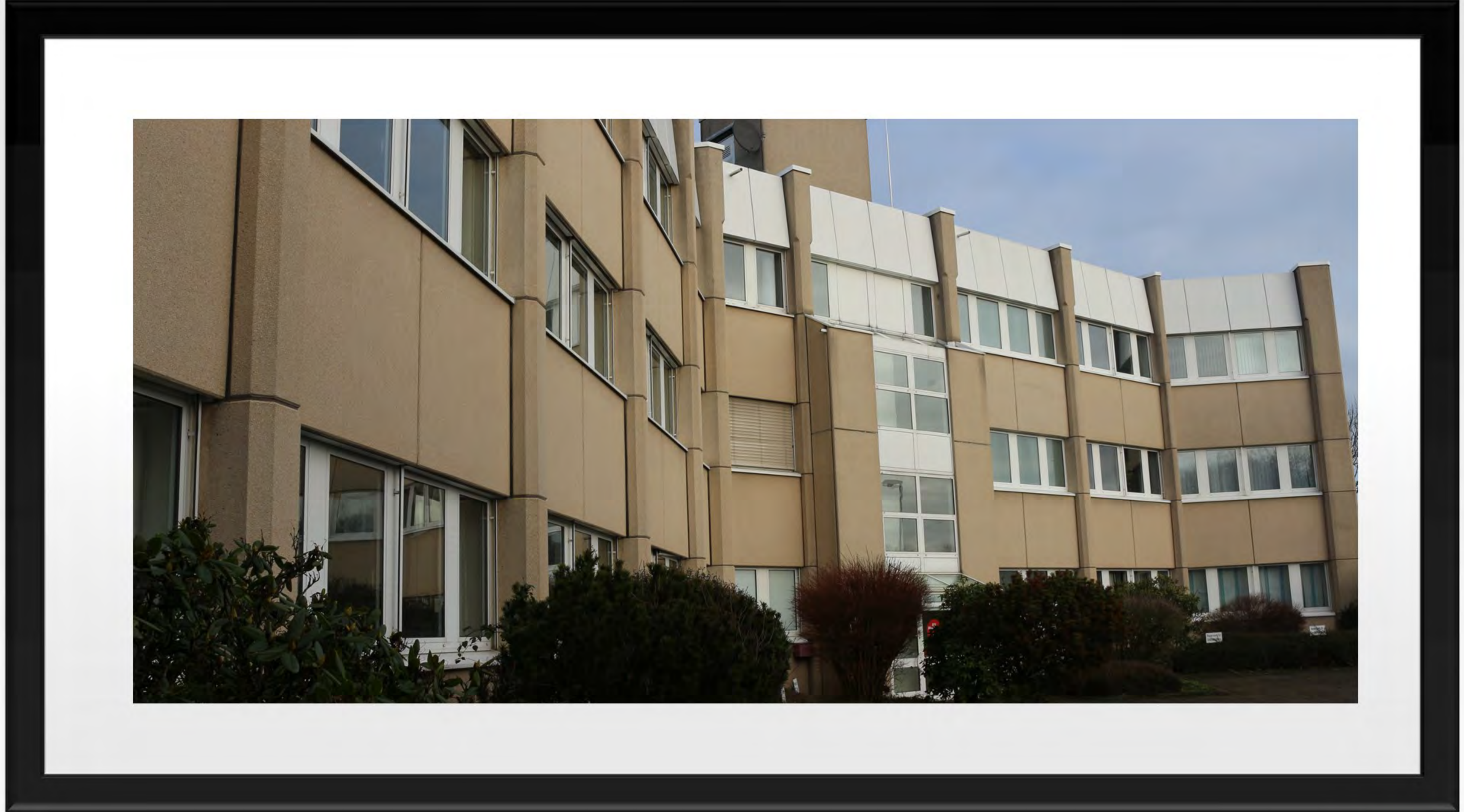
Impressions from our object in Erkrath

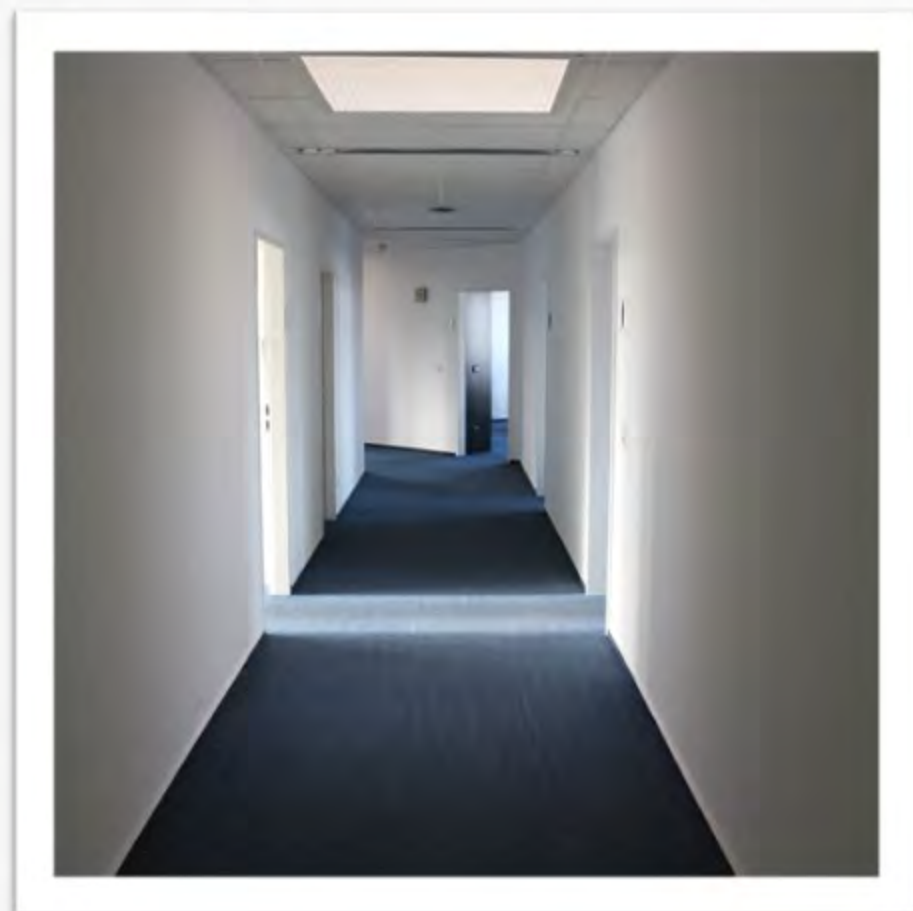




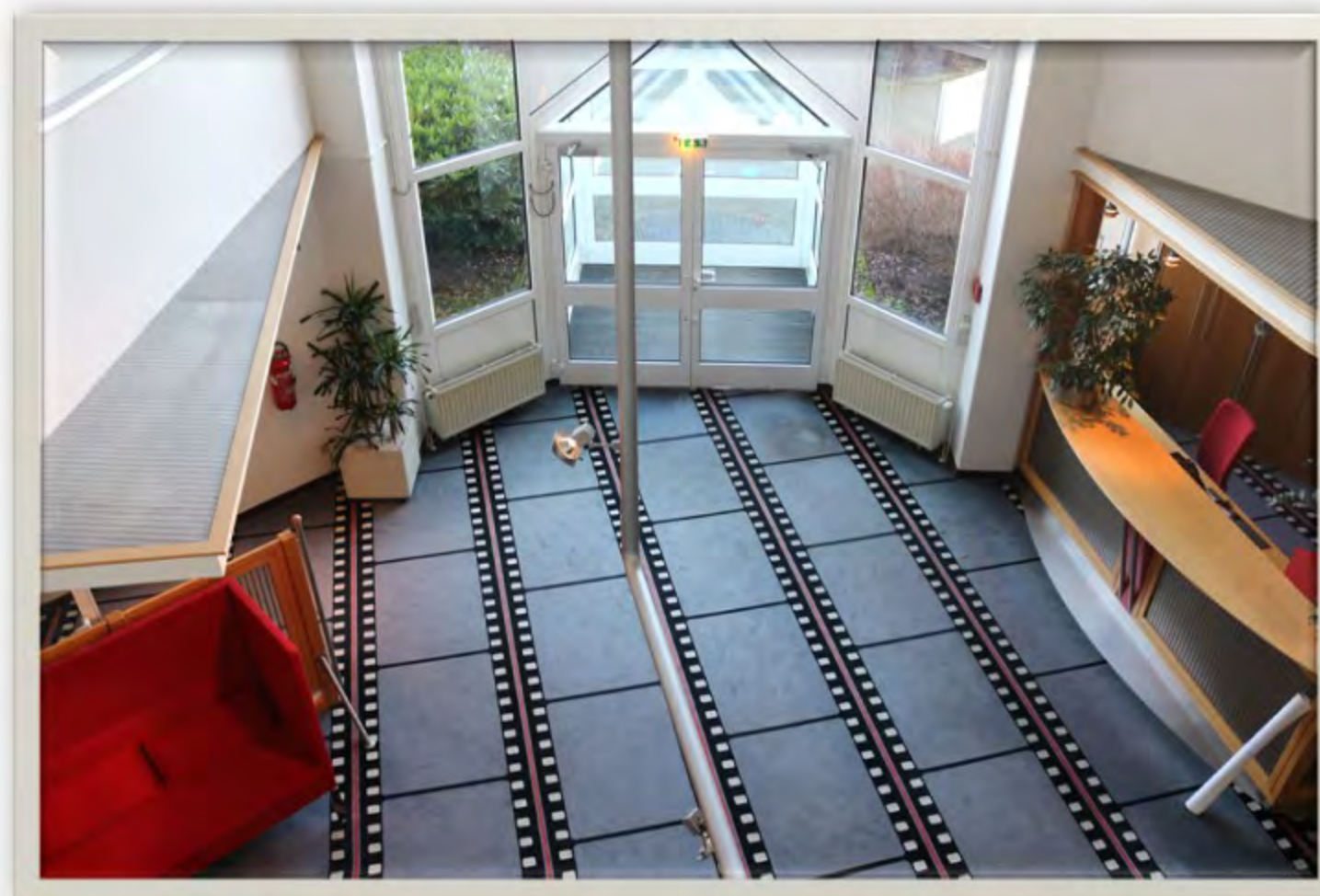
Impressions
actual state





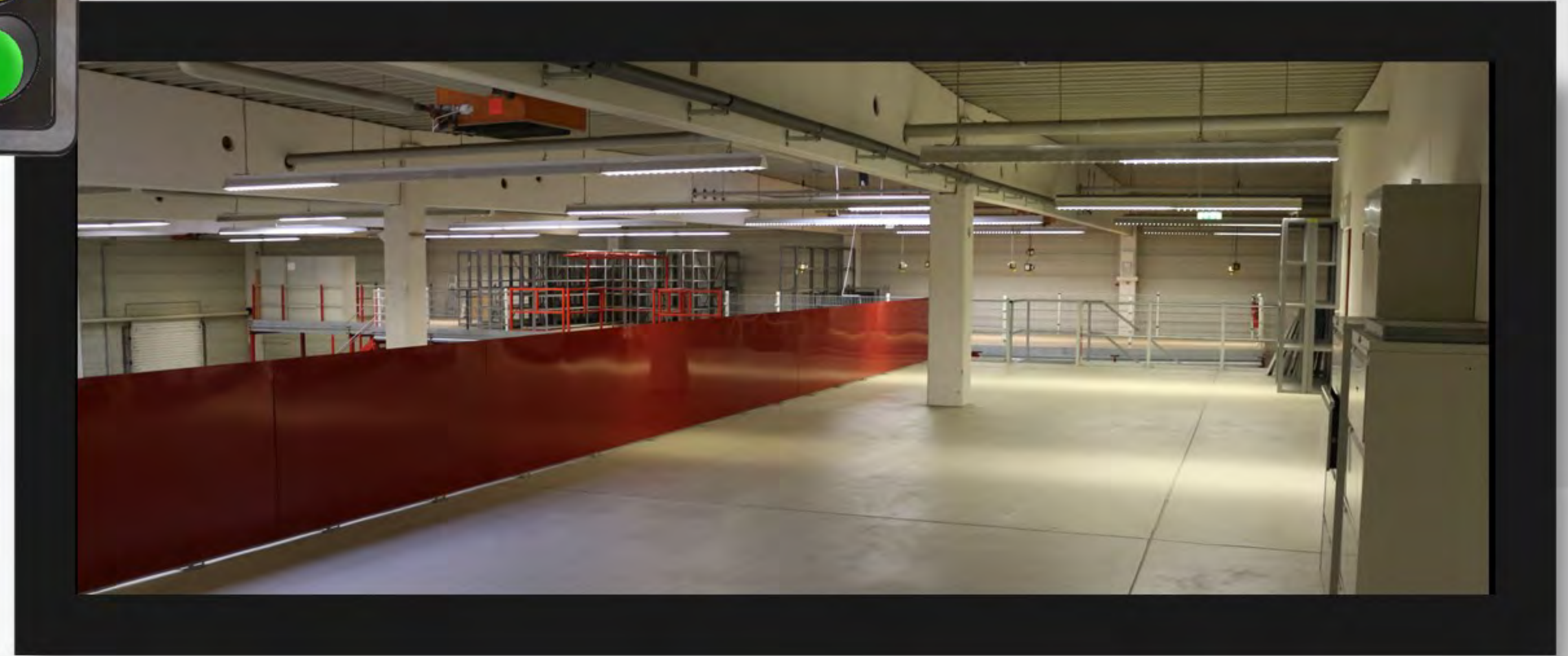
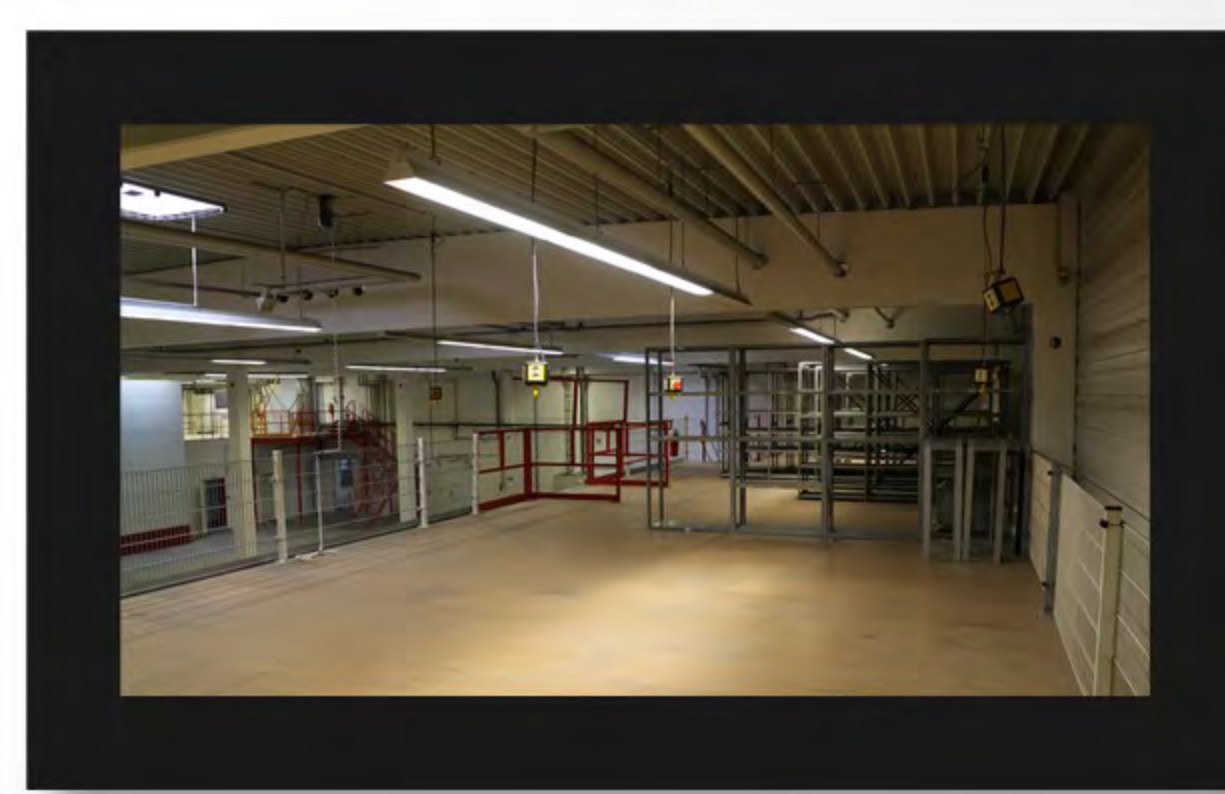


Impressions
actual state



Impressions
actual state





Impressions
actual state



Dear prospective tenant

feel free to contact me!

I will gladly send you digital plans, answer your questions and visit the building with you,

I look forward to your contact.

With best regards

Nicole Roeder

