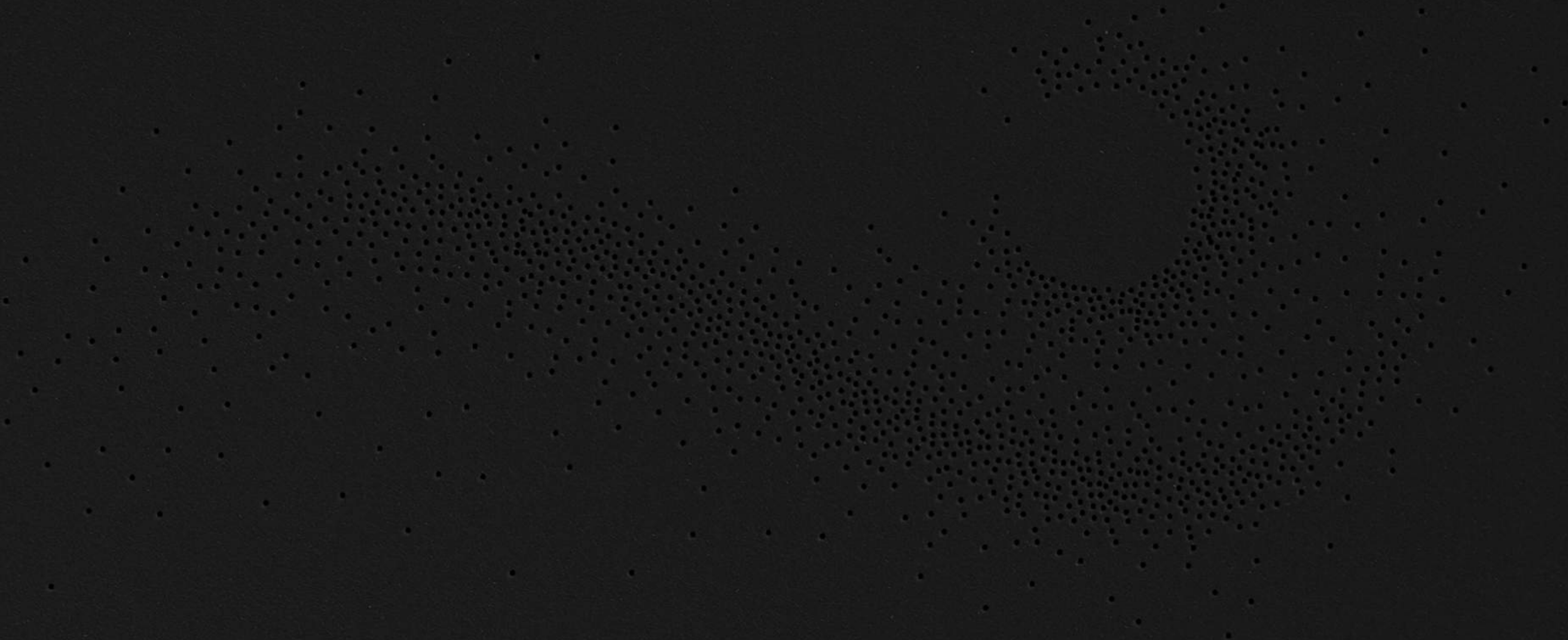


HYDRA UTRECHT

By Stellar
Development



Hydra Utrecht, a
destination where
people want to be.







Index

10/11

About Stellar Development

12/13

Naming

14/25

Introduction

26/31

Location

32/51

Floor plans

52/69

Nature

70/89

Architecture

90/105

Technology

106/117

Functionality

118/119

Contact

We are Stellar Development. We believe logistics real estate is in need of change. Even though it serves the ever-growing demands of our global economy, it fails to fulfil the needs of our environment as a whole. At Stellar Development, we want to do this differently.

Through a vertical approach and backed up by Heembouw's 80 years of experience, we develop logistics real estate that connects nature, architecture, technology, and function. We know what we build today affects our tomorrow.

A Stellar Development destination won't just take up space. With human sense, data, and technology, we secure long-term value over short-term wins. And through profound design, we create synergy between logistics and human needs, empowering life, through work.

We are Stellar Development,
we develop destinations where people want to be.

Naming a Stellar destination

Stellar Development gives its destinations names inspired by our solar system. This highlights our belief that all destinations are part of something bigger. The term “Hydra” in Hydra Utrecht was chosen because we significantly improved water management for people and animals in this project.

Introduction

Stellar Development creates first-class logistics destinations where people want to be. The four distinctive pillars of our projects are nature, architecture, technology, and functionality. Stellar Development's unique logistics destination Hydra Utrecht is realized in collaboration with Heembouw.

By literally adding greenery (nature) to the design of the distribution center and the site, you ensure that the design serves both people and animals. The sprinkler tank, designed like a huge insect hotel, contributes to this and combined, they create a lot of impact.

Senior Architect, Rogier Kant
Heembouw Architecten



Big Trucks Ltd.

EASY
EXPRESS

EASY
EXPRESS

EASY
EXPRESS

EASY
EXPRESS

Inviting architecture that contributes to biodiversity.



Hydra Utrecht's main entrance.

The development of Hydra Utrecht on this brownfield site offers an excellent opportunity for Stellar Development to conscientiously implement its four brand pillars. Hydra Utrecht's design offers the end user a great opportunity to fulfill their ambitions in an innovative, efficient, and responsible way. The design was widely supported

and very positively received by local residents, the municipality, and its welfare committee. Nature-inclusive features were given a fundamental role in the design, which created a strong relationship with the immediate environment - a pleasant destination, combined with inviting architecture that contributes to biodiversity.

Rental areas

Warehouse

20,291 m²

Offices

1,336 m²

Mezzanine

1,580 m²

Technical specifications

Rental areas

Warehouse

20,291 m²

Mezzanine

1,580 m²

The column structure was intelligently designed to allow for an aisle pattern where reach trucks and narrow aisle trucks can be used.

With its unique location on the Lage Weide business park in Utrecht, it's an excellent base for city distribution or regular distribution.

Careful considerations were made in the design to reduce the CO² footprint, with Hydra Utrecht performing 44% lower than the MPG standard.

The sprinkler tank, an innovative nature-inclusive statement, positioned centrally on the property, functions as the largest permanent insect hotel in Europe.

Hydra Utrecht is available for one to two tenants from Q4 2022.

The Lage Weide business park has excellent accessibility. The A2 highway, which connects Utrecht and Amsterdam, is less than five minutes from the destination.

Rental areas

Warehouse

20,291 m²

Mezzanine

1,580 m²

Warehouse

Warehouse clearance height	Shipping clearance height
12.2 m ¹	4.6 m ¹
Warehouse floor load	Shipping floor load
50,00 kN/m ²	25,00 kN/m ²
Rack point load	Height of concrete plinth
90,00 kN	3.20 m ¹
Loading docks	Overhead doors
20	2
Free space overhead doors	Warehouse flatness class
3150 x 2910 mm	DIN-15851-1
Warehouse lighting	Loading bay lighting
150 Lux	200 Lux
Warehouse heating installation	Sprinkler system
Floor Heating	ESFR K22
Security	
TAPA-A prepared	

Offices

Floor load	Office lighting
4.00 kN/m ²	500 Lux
Office heating installation	
System integrated into the ceiling	

Mezzanine

Floor load	Depth
7.50 kN/m ²	16.20 m ¹

Terrain

Lot size	Building footprint
36,371 m ²	21,157 m ²
Environmental category	Parking spaces
3.2	141
Electric vehicle charging stations	
8	

Rental areas

Warehouse

20,291 m²

Mezzanine

1,580 m²

Hydra Utrecht is available for partial lease in two units.

Part A

Warehouse	Offices
10,144 m ²	668 m ²
Mezzanine	Loading docks
790 m ²	10
Parking spaces	
70	

Part B

Warehouse	Offices
10,147 m ²	668 m ²
Mezzanine	Loading docks
790 m ²	10
Parking spaces	
71	

Nature, architecture, technology, and functionality: these elements add up to a destination of ‘stellar’ quality.

A special feature of Hydra Utrecht is the incorporation of greenery into the urban environment that is inherent to building on a brownfield. For example, the Kantonnaleweg, an extension of the Niels Bohrweg, formed the border between Utrecht and Maarssen for a long time. The road, as in the current situation, will be accompanied by trees. By planting large trees on the Hydra Utrecht plot along the Niels Bohrweg, an extension is created from the environmental history, and at the same time, a good anchoring of this logistics building in the current environment is created.

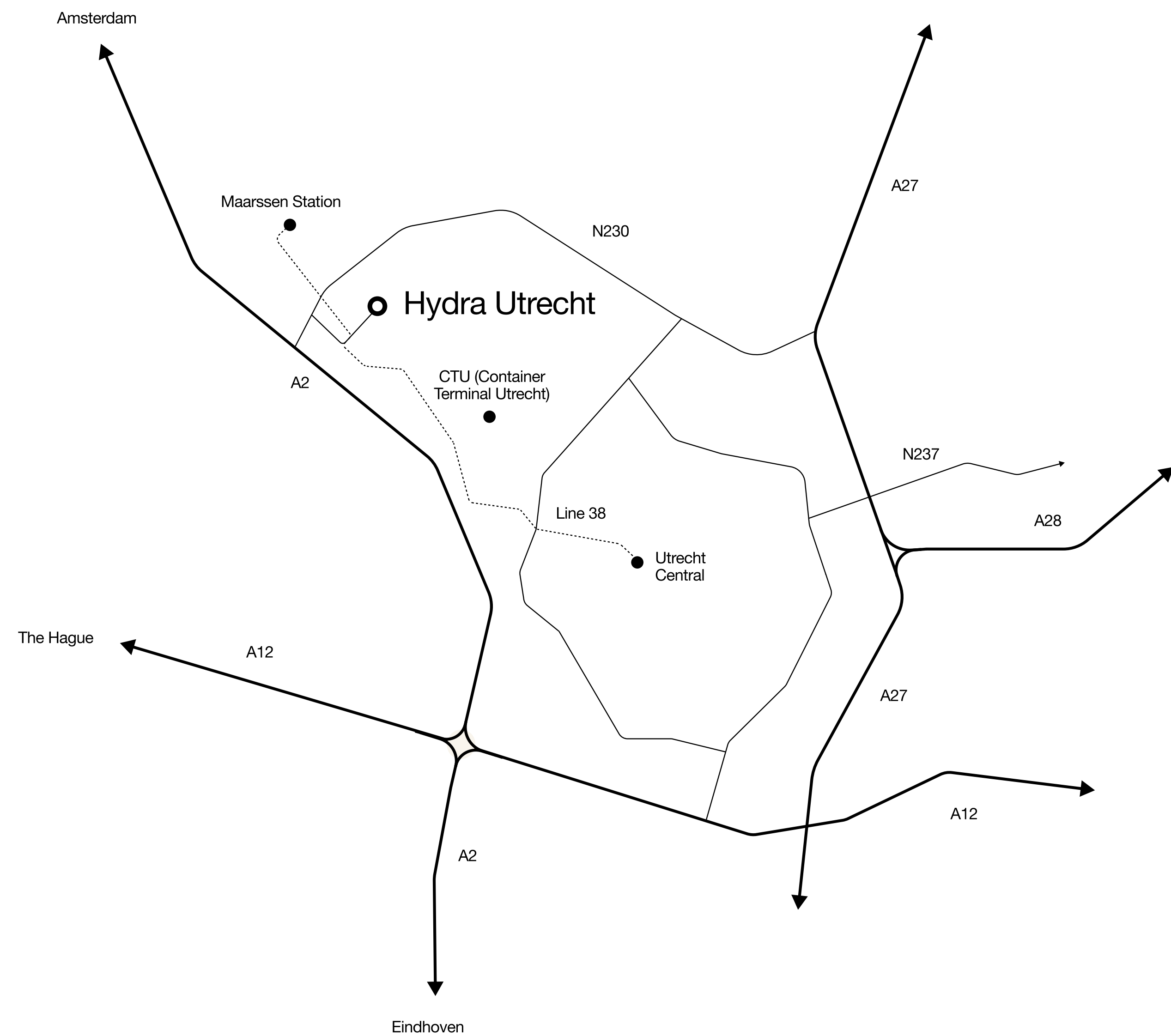
Location

Hydra Utrecht is in a unique location in the Lage Weide business park, less than five minutes from the A2 motorway. The city center is seven kilometers away. This distribution center offers an excellent opportunity for parties looking for a state-of-the-art destination for city distribution or regular distribution.

Hydra Utrecht is centrally located in the Netherlands. From this location on the Lage Weide industrial estate at Kantonnaleweg 1 in Utrecht, the A2 motorway is easily accessible. Oudenrijn junction and the A12 motorway are within ten minutes reach. This ensures perfect positioning between Utrecht, The Hague and Amsterdam for regular distribution or city distribution.

The Lage Weide is a multimodal business park with great access by road, rail, and water. CTU's inland terminal is less than five minutes from Hydra Utrecht. Located near exit 6 Maarssen from the A2 highway, which connects Utrecht and Amsterdam, this highway can be reached from the destination in less than five minutes. Schiphol Airport is only thirty minutes away.





Highways

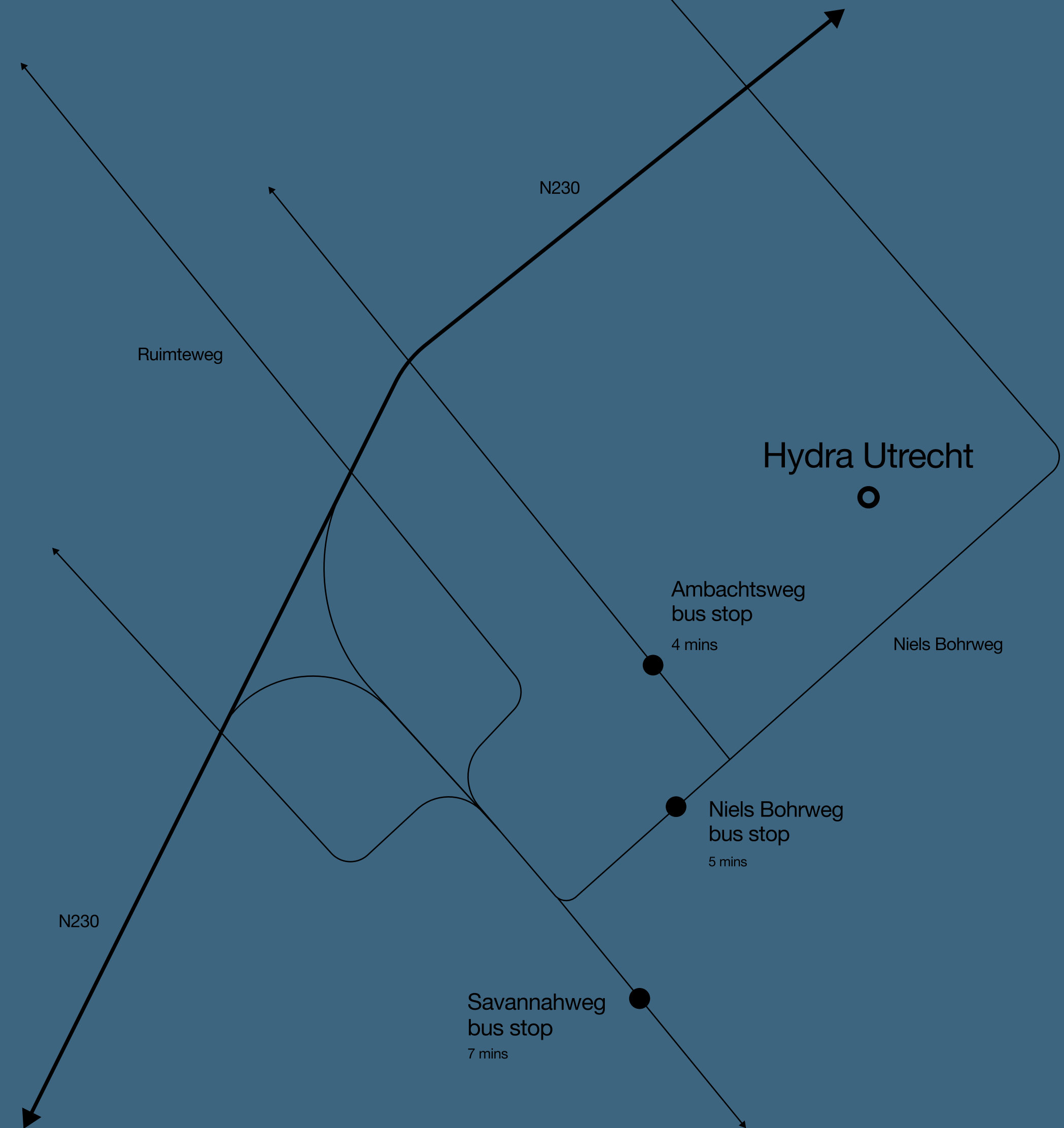
A12 – reachable in 10 mins
 A2 – reachable in 5 mins
 N230 – reachable in 2 mins

Minutes by car

Container Terminal Utrecht (CTU) – 5 mins
 Utrecht's city centre – 8 mins
 Schiphol – 30 mins
 Amsterdam – 30 min

Public transport

Utrecht train station – 20 mins by bus
 (from bus stop Savannahweg)
 Maarssen Station – 5 mins by bus
 (from bus stop Niels Bohrweg)



Floor plans

Terrain

Ground floor overview

First floor overview

Office Ground floor

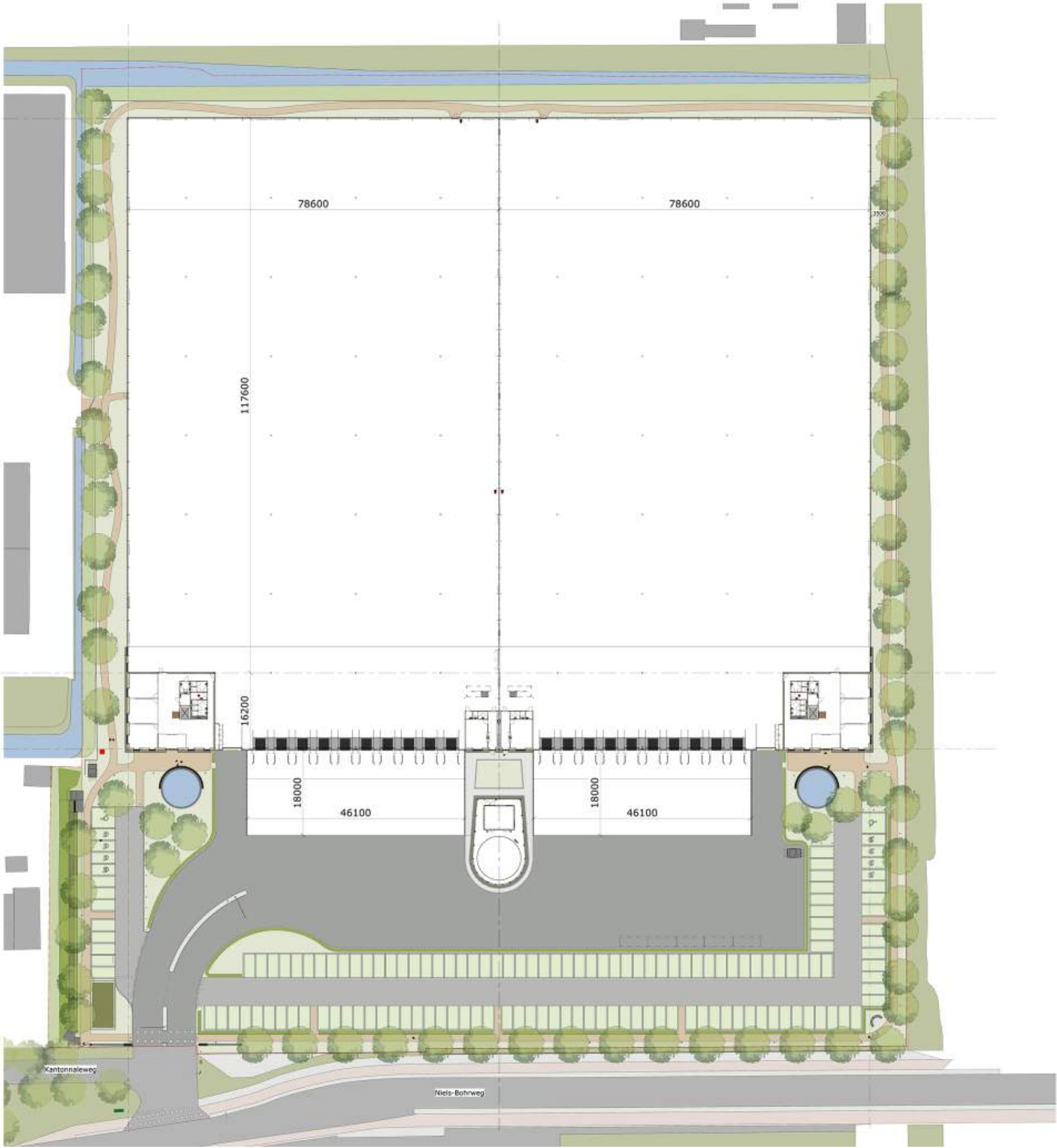
Office First floor

Racking

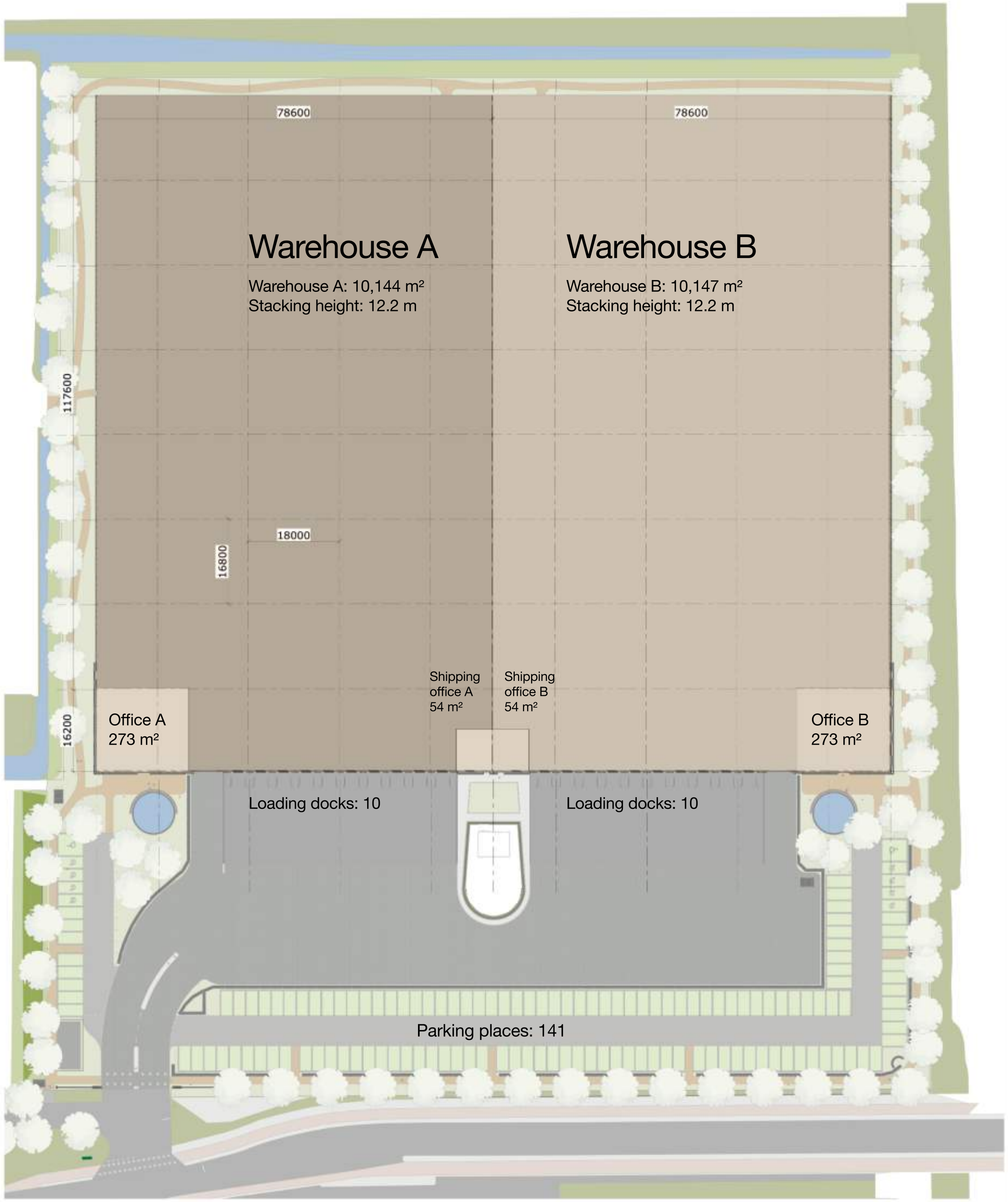
Façades

Cross Section

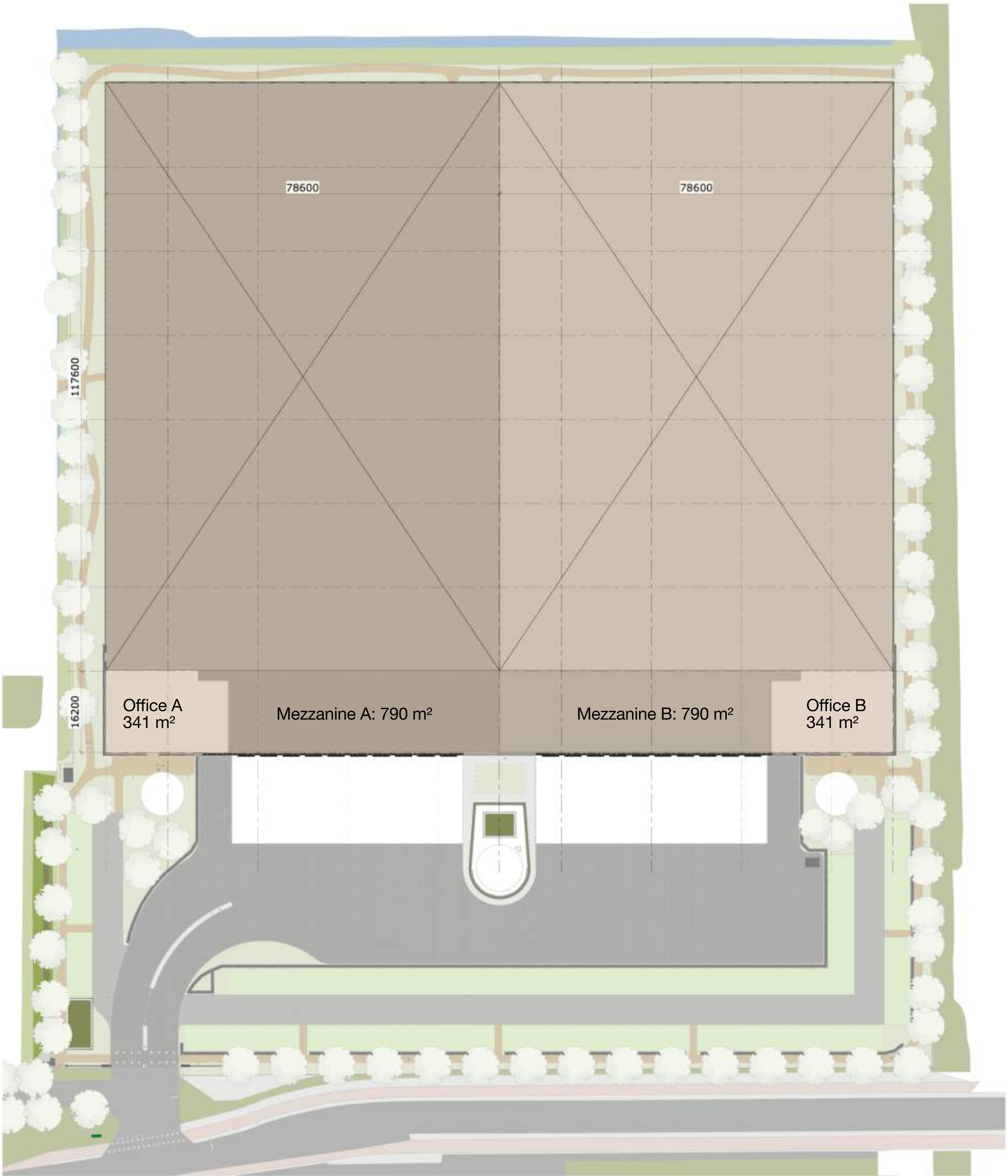
Terrain



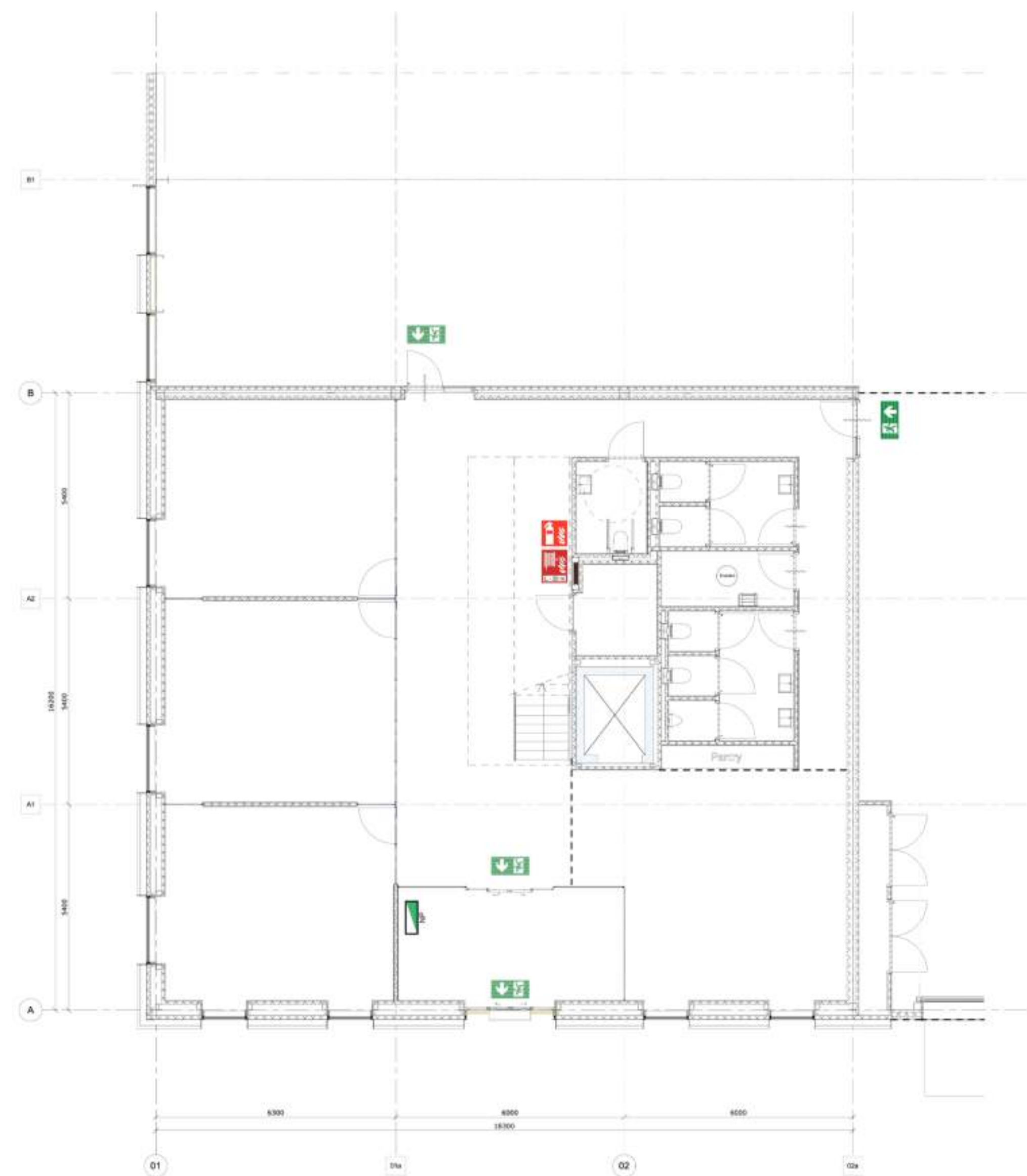
Ground floor overview



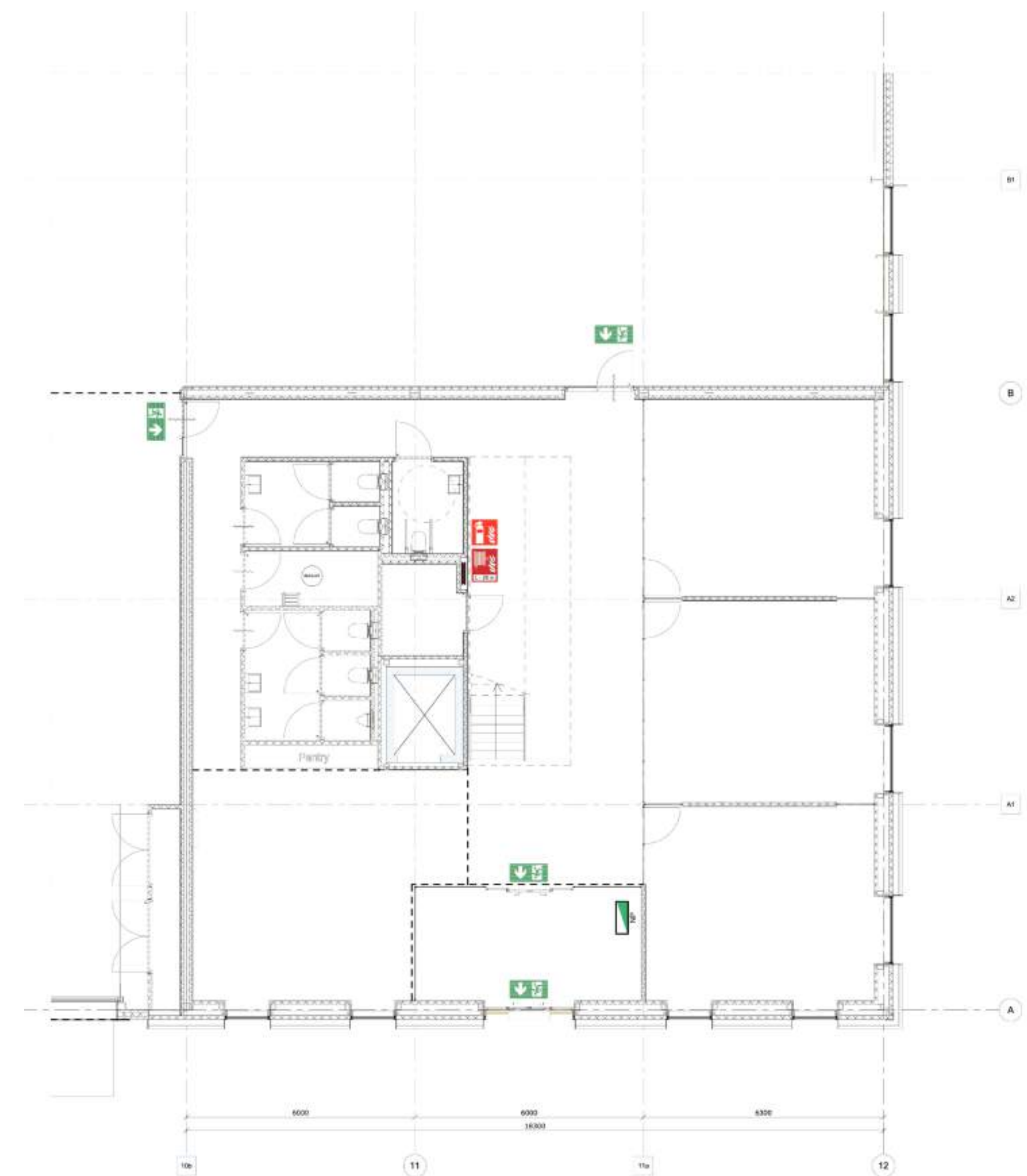
First floor overview



Office Ground floor

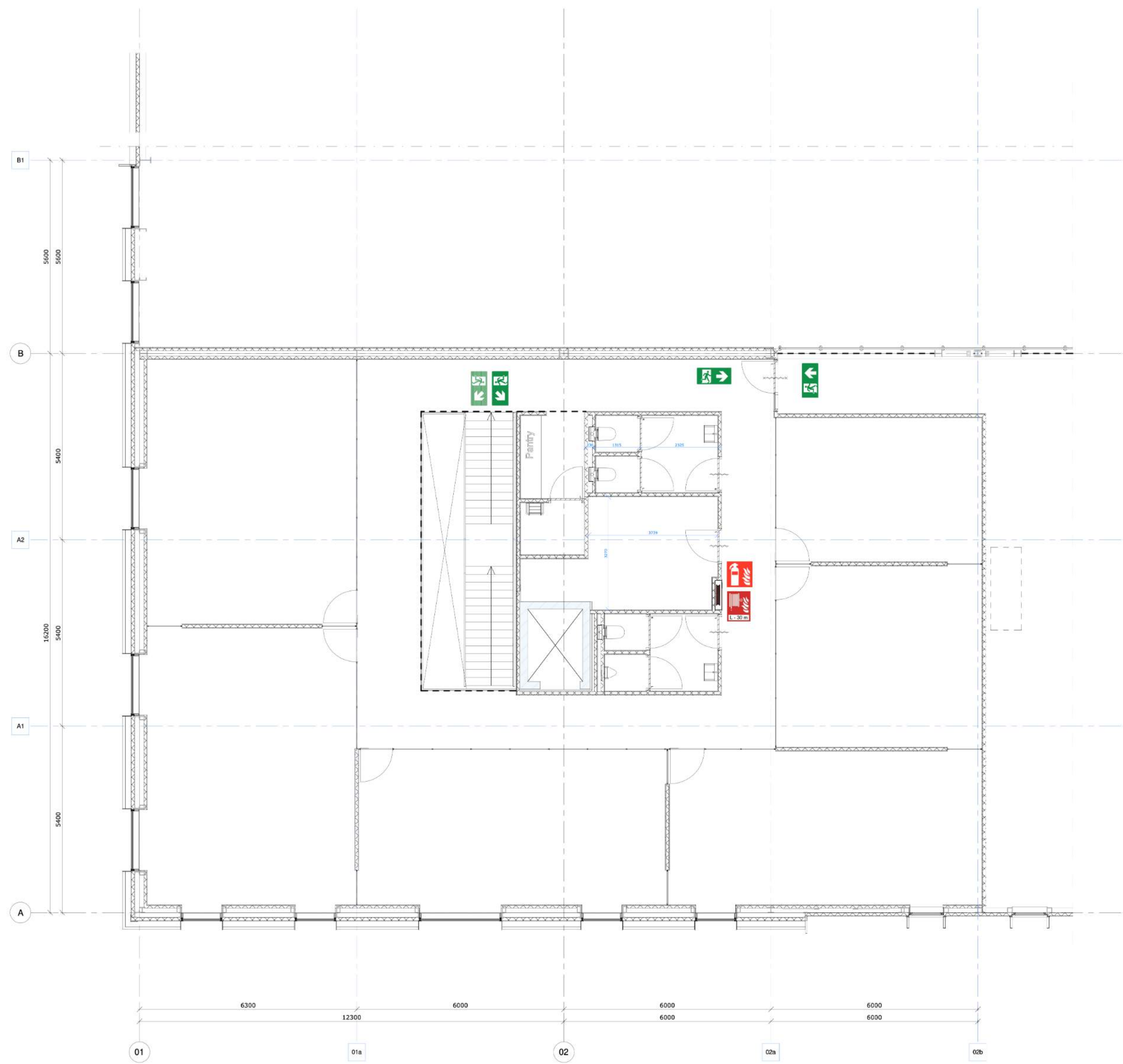


Part A
273 m²

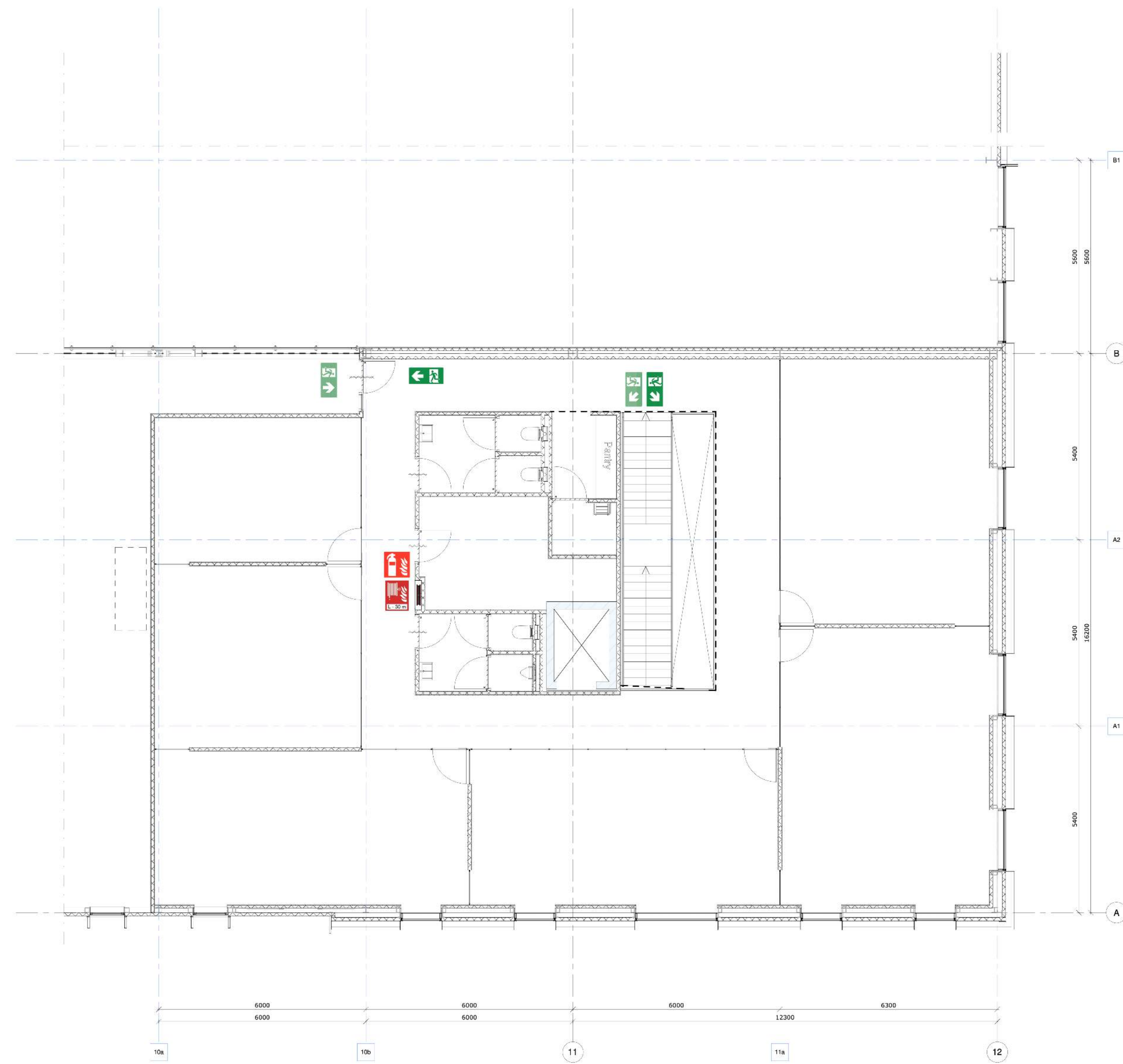


Part B
273 m²

Office First floor

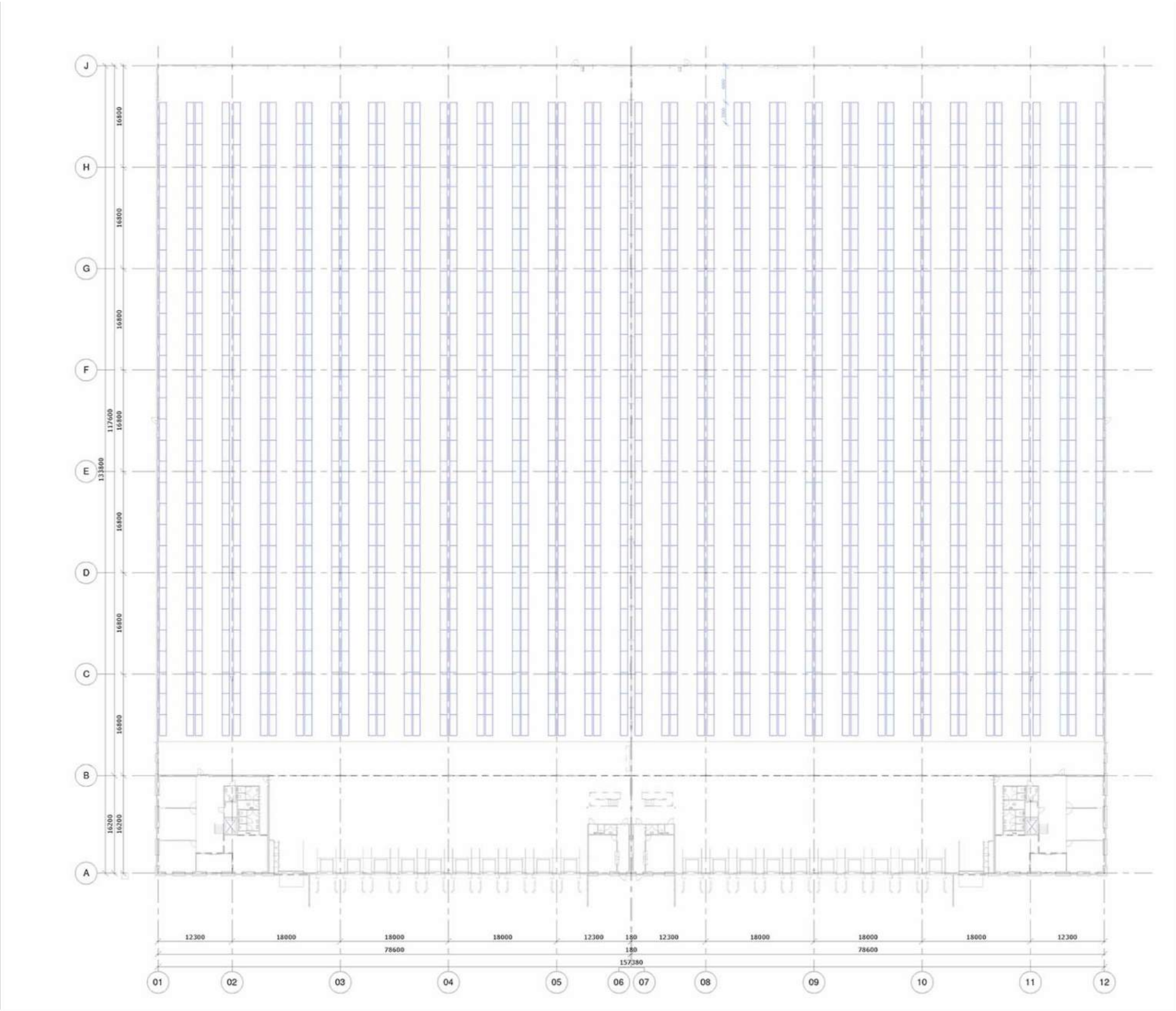


Part A
341 m²

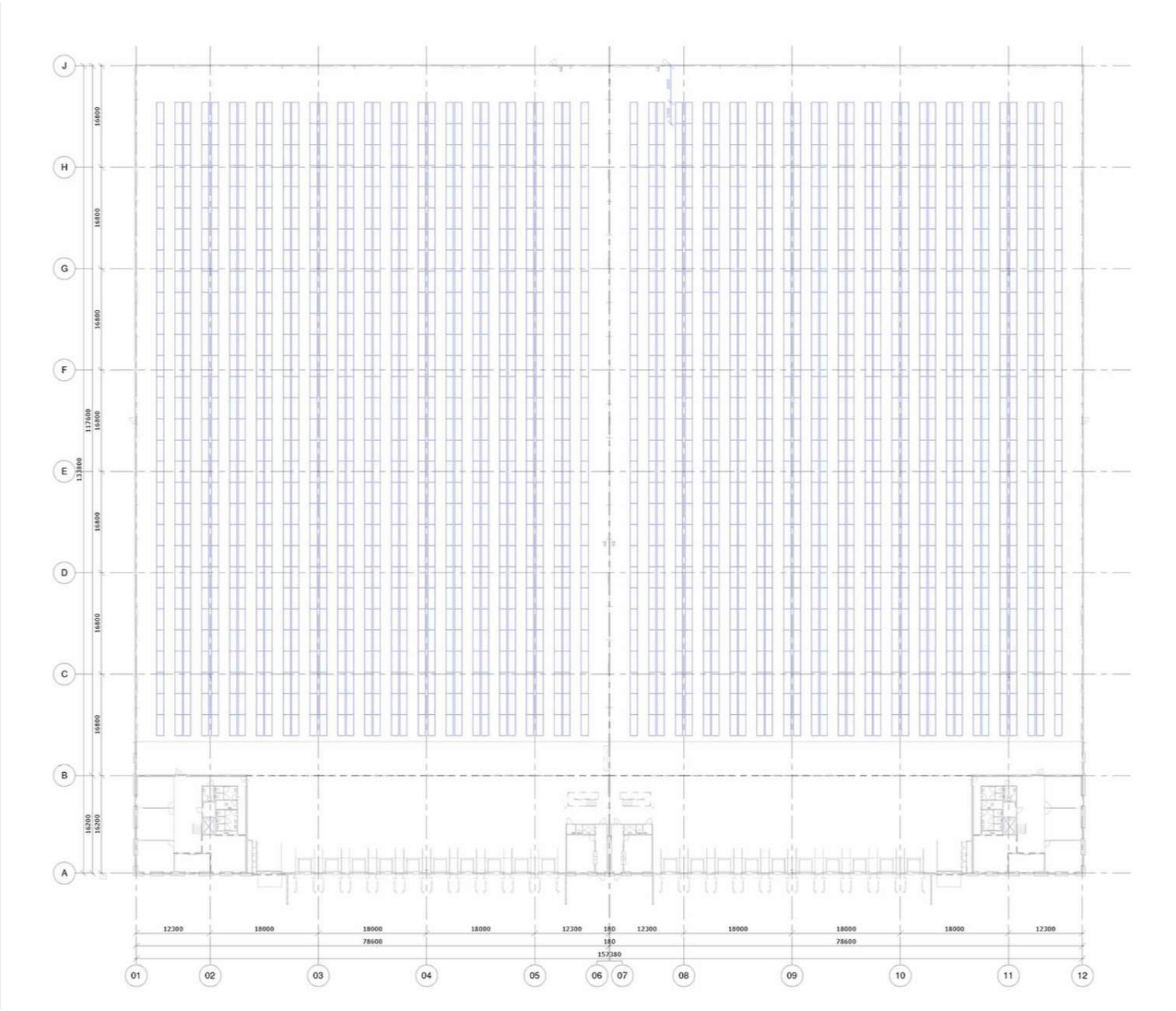
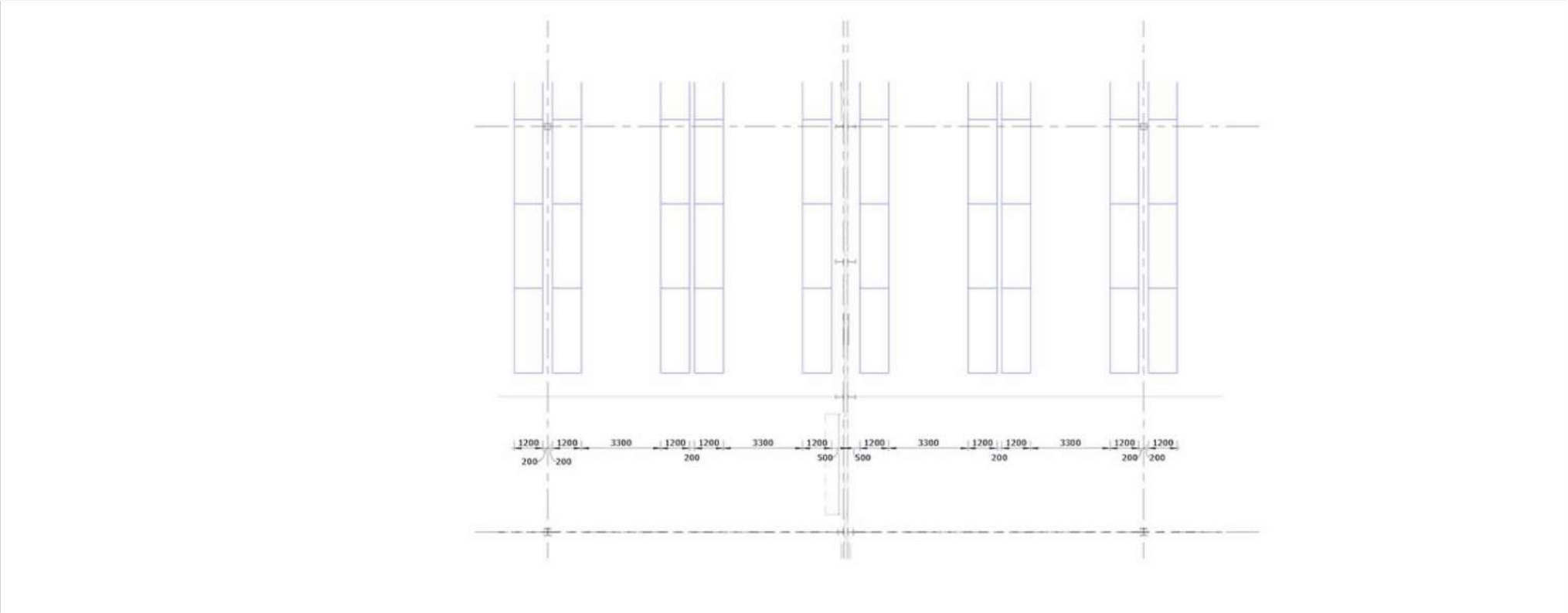


Part B
341 m²

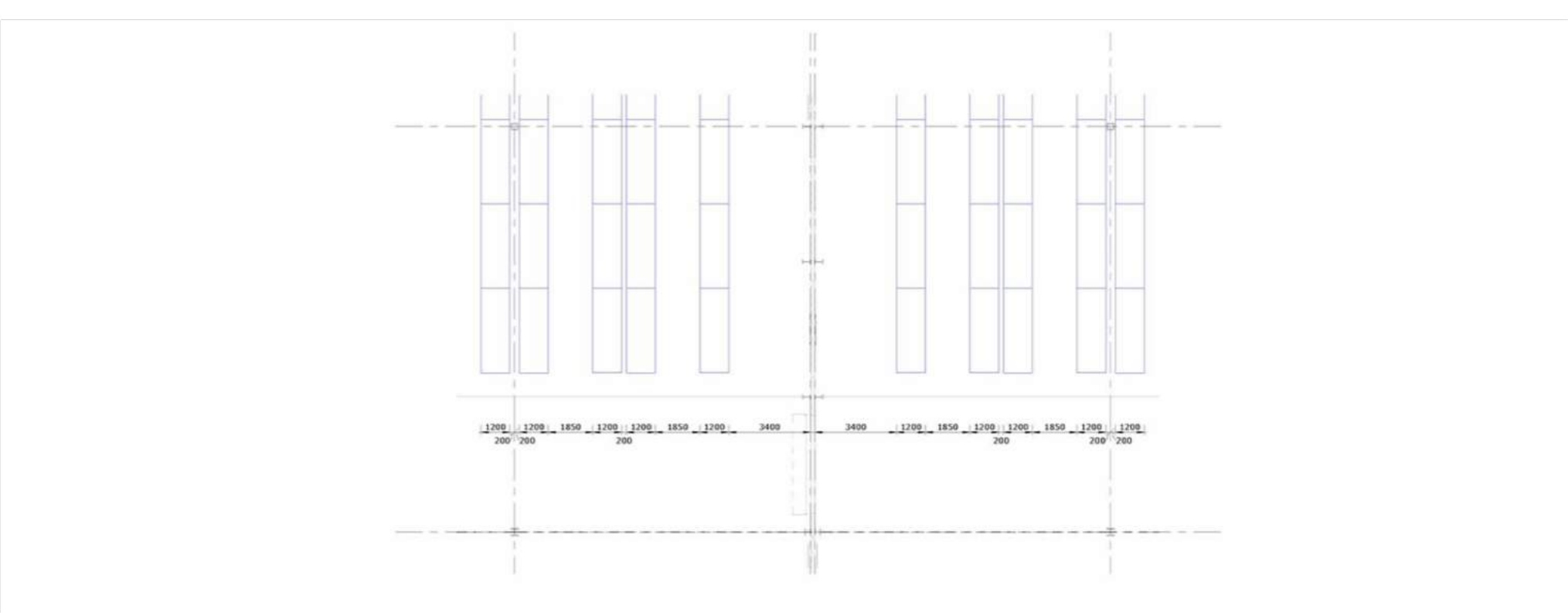
Racking



Wide aisles



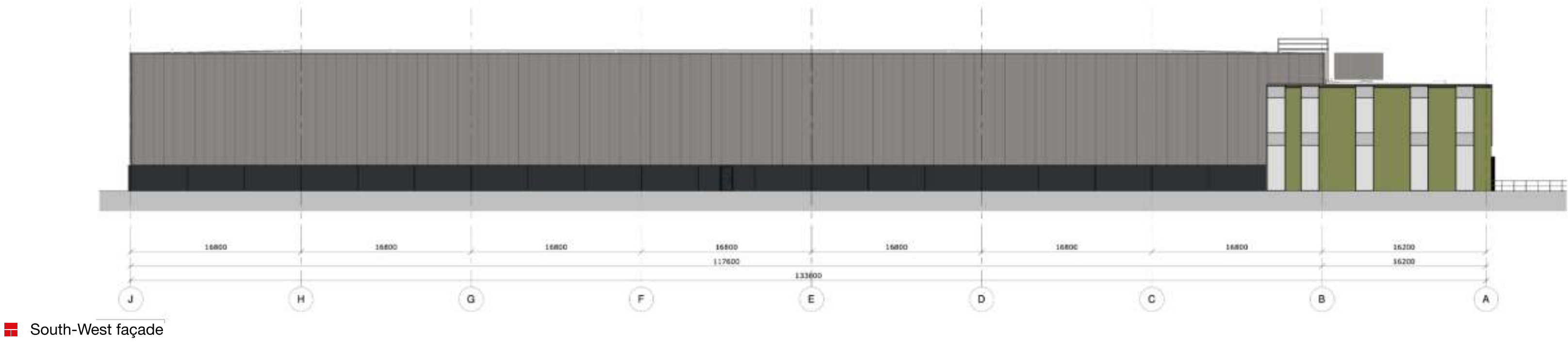
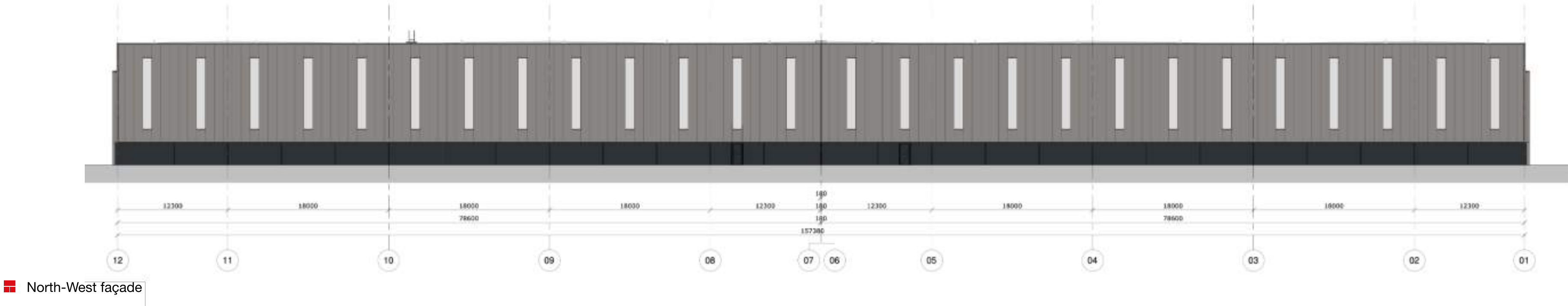
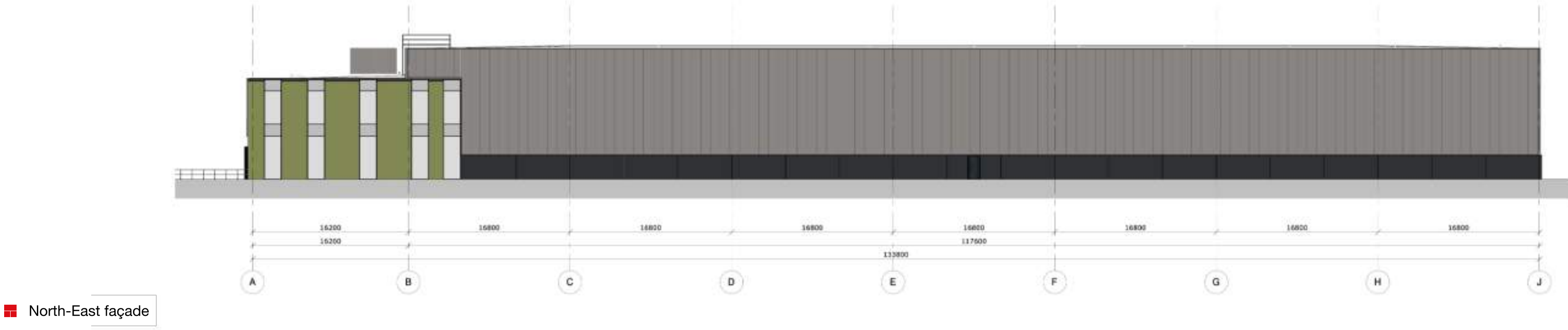
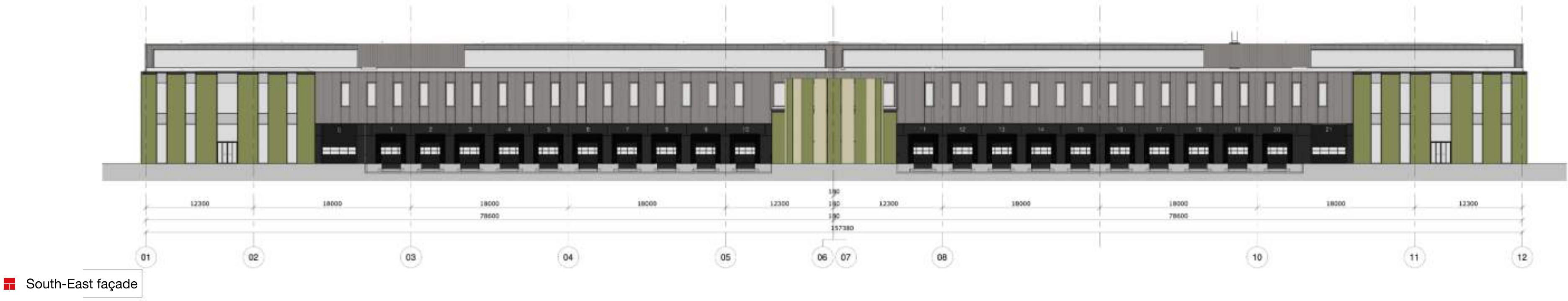
Narrow aisles



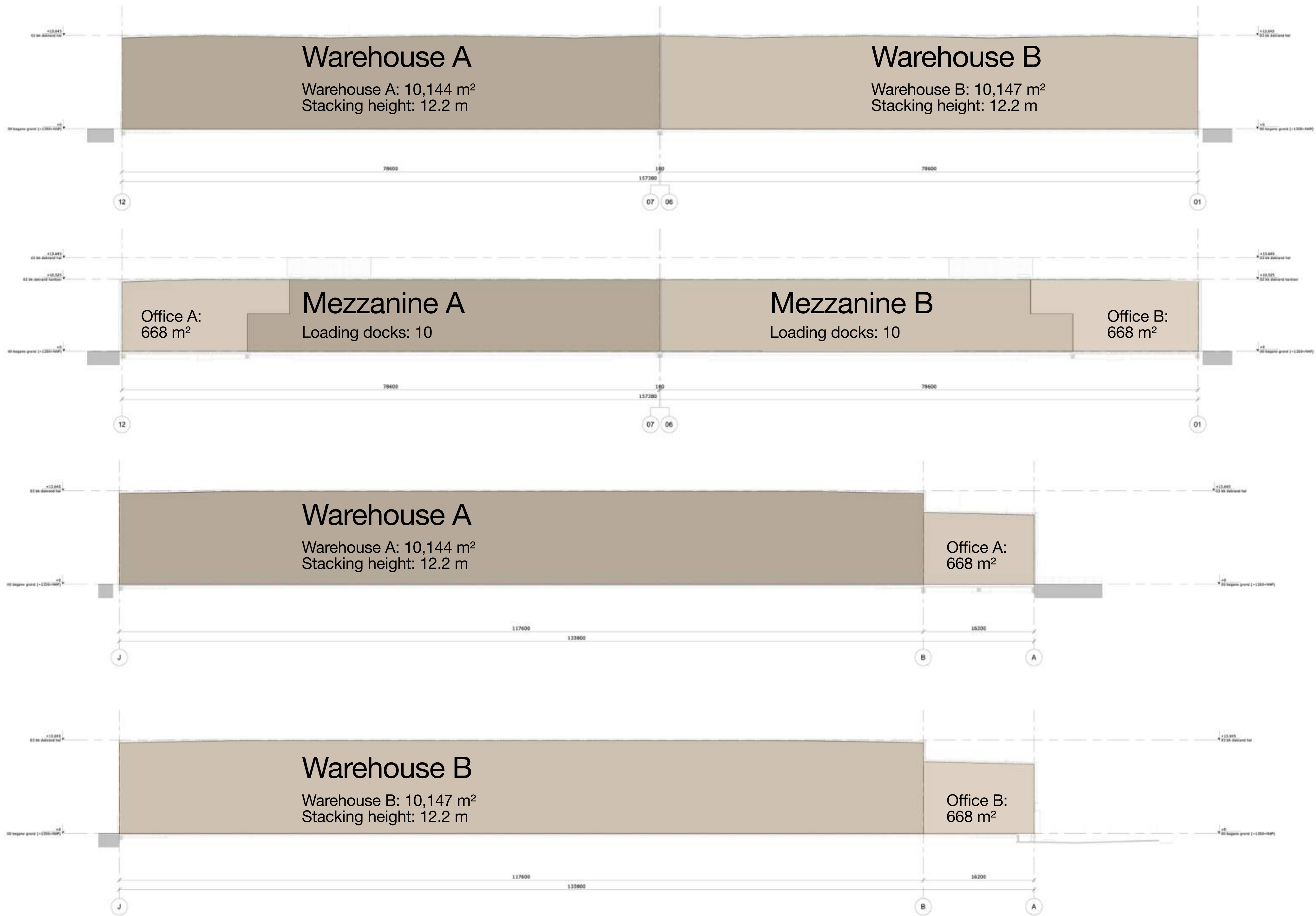
Pallet quantities (indicative)	Block pallets	Euro pallets
Reach truck 100%	28,080	37,440
Narrow aisles 100%	34,560	46,080
Mixed use 50%-50%	31,320	41,760

Starting points on which these numbers are based:		
Expedition area behind docks	23.6 m	
Maximum clearance height	12.2 m	
Maximum height building	13.7 m	
Downward slope (general)	approx. 17 mm/m ¹	
Downward slope (last compartment /low roof edge)	approx. 25 mm/m ¹	
Sprinkler system no-go area	1.2 m	
Product height	1.8 m	
Floor height of scaffolding beams	2.05 m	
Top layer	1.9 m	
Girder size rack module	3.6 m	
Total stacking height	6 layers	

Façades



Cross Section



Floor plans

- Terrain
- Ground floor overview
- First floor overview
- Office Ground floor
- Office First floor
- Racking
- Façades
- Cross Section



stellardevelopment.eu/destinations/hydra-utrecht/floorplans

Nature

Bringing nature back to the urban environment of Lage Weide.



Historical images from the database of Utrecht municipality.





“Not neat and tidy, but a robust infill with different plants, shrubs, and trees, creating a whole biodiverse system.”



Hydra Utrecht's entrance.

The interpretation of nature and greenery on site has been carefully thought out. Part of this includes the green slats against the property and the complete framing of the destination. It suits the function of the building and fits in with the surroundings. A flowery grassland was chosen, not neat and tidy, but a robust infill with different plants, shrubs, and trees, creating a whole biodiverse system. The sprinkler tank will be positioned centrally on the property. Wrapping it with greenery creates a habitat for insects and birds. Thus, the sprinkler tank becomes a symbol of the plan and provides particularly innovative nature-inclusive impact.

Senior Architect, Rogier Kant
Heembouw Architecten



“The sprinkler tank will be the largest insect hotel in Europe.”

Every distribution center must have a sprinkler tank, a huge cylinder for storing firefighting water. Usually, such a tank is placed out of sight. At Hydra Utrecht, we decided to put the sprinkler tank in the middle of the site, very present, and turned it into a unique feature; a huge insect hotel. This interpretation was created by bringing together all the expertise needed to make it work.

For example, the architect devised the frame of the tank and the types of plants were chosen by the landscape architect. We have considered the best route for placing this flora, so that it is functional for fauna that live here. The sprinkler tank will be the largest insect hotel in Europe and thus a sign of this nature-inclusive building. Something we are proud of.



Ecologist, Matthijs Bokje
ATKB | The Green Space



32

Different species of flowers and plants cover the buildings, parking lot and grounds of Hydra Utrecht.

Optimal biodiversity
at the building and
area level for humans
and animals.

Flora & fauna

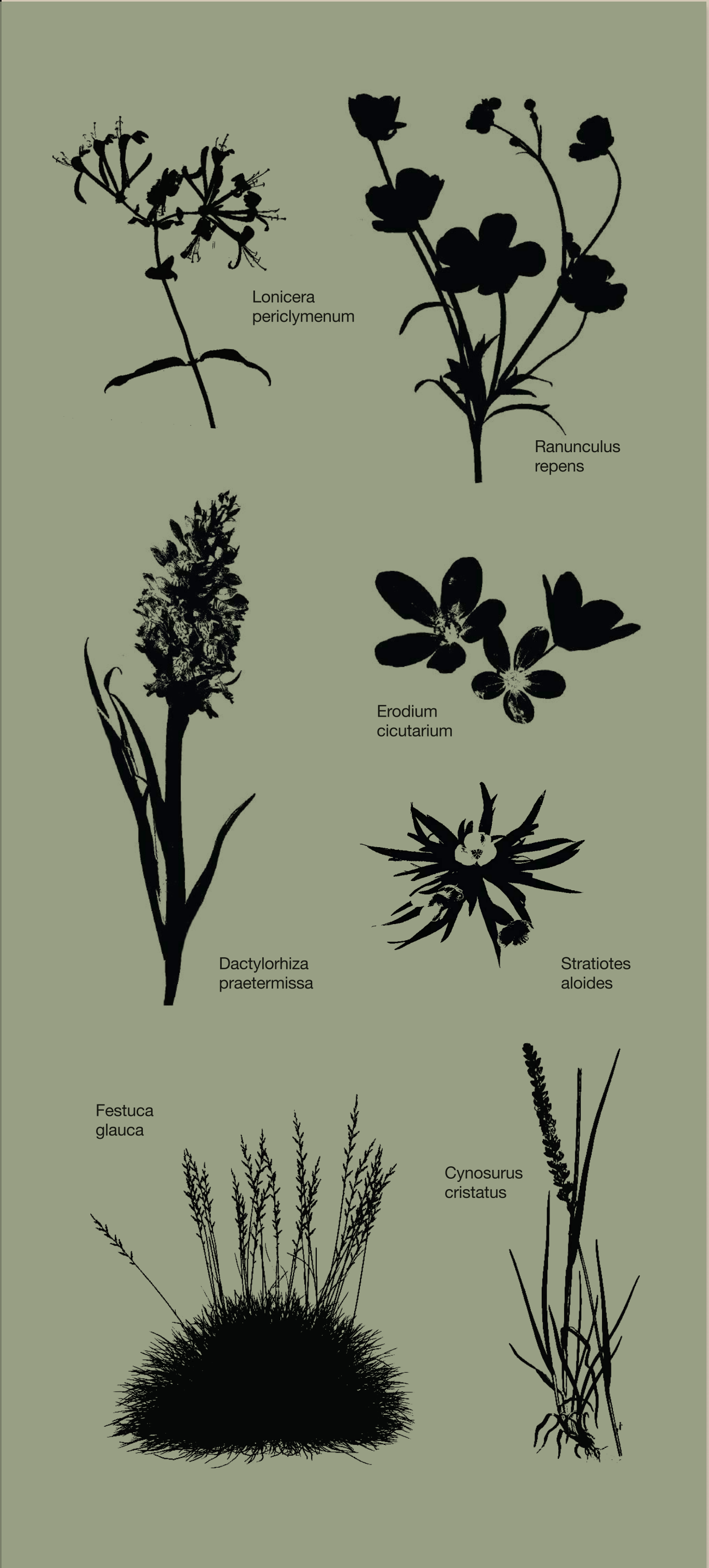
63
Trees planted

32
Flower and plant
varieties

Optimal biodiversity at the building and area level for plants and animals



Optimal biodiversity at the building and area level for plants and animals



Optimal biodiversity at the building and area level for plants and animals

Various fauna species are attracted to Hydra Utrecht's pond flora and flowery grassland. For example, the Green Glazier (*Aeshna viridis*), a rare dragonfly species in the Netherlands is attracted to the water soldier plant.

The pond can be used by frogs, small newts and other pond life.

With this plan, we are adding additional nature to the area and ensuring optimal biodiversity.



*Pipistrellus
tenuis*



Iphiclides podalirius



Maniola jurtina



Apis mellifera



Aeshna viridis



*Lissotriton
vulgaris*



Rana temporaria

What it takes to keep nature in balance.

As an ecologist, I am involved in the development of the Stellar Development destinations. From an ecological perspective, I will explain what happens when you put up a huge building, and then what it takes to embrace nature. Take the function of the ivy, for example. It is a plant that you can easily grow against a façade and is a nice green solution for an architect, as well as having

great ecological value for insects. But the way you do it is crucial. For the growth and maintenance of ivy, a good basis needs to be established in order to provide adequate shelter and nesting opportunities for birds. The installed bat boxes should have enough space and be accessible, vegetation should not cause any hindrance here. The bats will soon benefit from the insects that come to the ivy.

Ecologist, Matthijs Bokje
ATKB | The Green Space

Architecture

Hydra Utrecht will soon be certified with a BREEAM® NL ‘Very Good’ score. A sustainable destination where people want to be. The future of logistics real estate.

Sustainability is a fundamental part of the Stellar Development brand, as for Hydra Utrecht. This destination is working on a BREEAM ‘Very Good’ score for the development. The starting point here is the ambition to save on energy needs. To achieve this, translucent façade panels were applied, this way more daylight enters the building, and the lighting could even be partially turned off on bright days.

Sustainable materials are also used to optimize the building's envelope. For the façade, for example, the choice fell on sandwich panels, which are light and also ensure 12% less use of material. The necessary techniques to achieve this BREEAM certification will be applied to the components of general temperature control, monitoring and measuring energy consumption, among others.

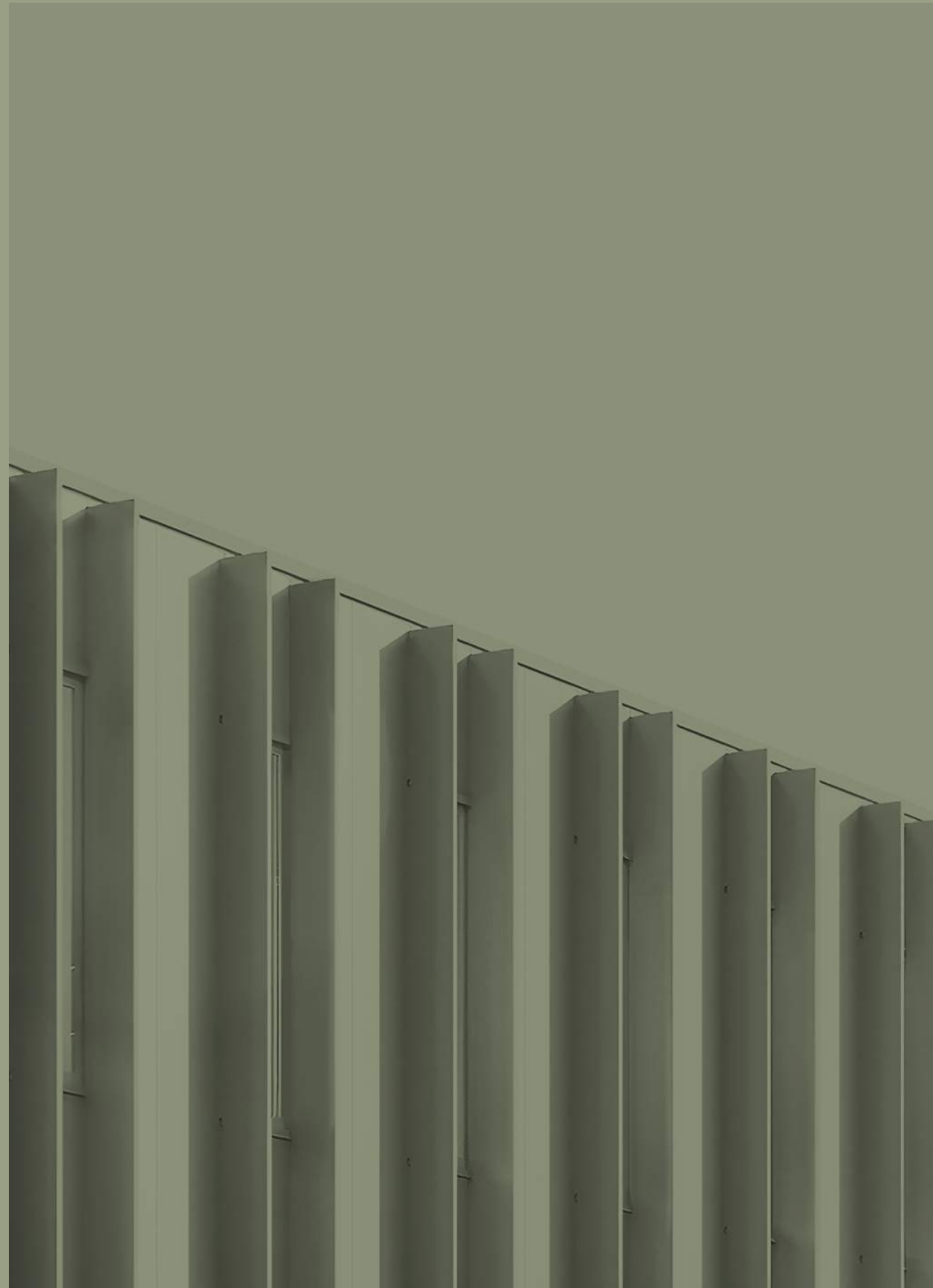


A green environment makes for a pleasant working, living and recreational environment.

On this brownfield site in Utrecht, careful incorporation was essential. Working and living have traditionally been close together. For me, building nature-inclusive was a logical step, which has a very positive effect on people's well-being and contributes to increasing

biodiversity and climate adaptive solutions. By literally adding nature to the design of this destination and its grounds, you ensure that you are serving people, flora and fauna. A green environment makes for a pleasant working, living and residential environment. It has a positive impact on all, I truly believe that.

Senior Architect, Rogier Kant
Heembouw Architecten



There is a certain rhythm in the design of the building. This rhythm is created by open and closed strips in the façade. Vertical slats cause the building to close when you look past it and open when you stand right in front of it. The building changes as you move past it. This makes it dynamic, which in turn suits an innovative logistics building. By playing with heights and rhythms, you create a human scale. A nice and secure location to be and work, instead of a big anonymous box.

Senior Architect, Rogier Kant
Heembouw Architecten

Unique material choices will ensure that this will soon be an optimal destination to work.

The metallic-coated sandwich panels contrast nicely against the black concrete plinth that visually extends all the way across the logistics area. The loading docks, which will be finished in standard black, blend in nicely. The materials chosen not only have a visually pleasing appearance but are also solid and future-proof.

The contrast that will soon be created between the green vegetation, the sandwich panels with metallic coating and the black concrete plinth will create an innovative industrial look. All these elements will contribute to a pleasant destination to work and be.



Senior Architect, Rogier Kant
Heembouw Architecten

A selection of materials
for Hydra Utrecht.



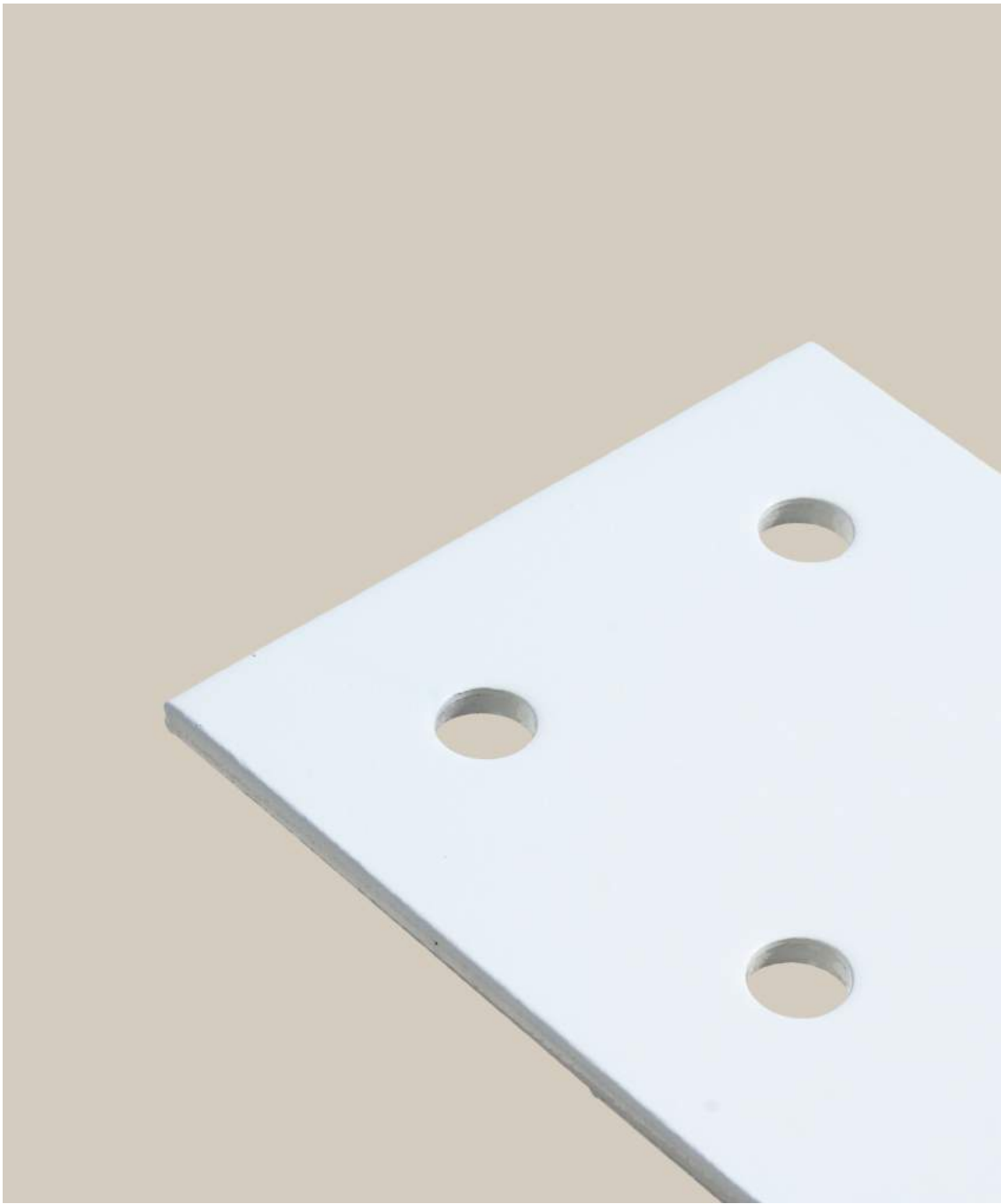
Smooth concrete base



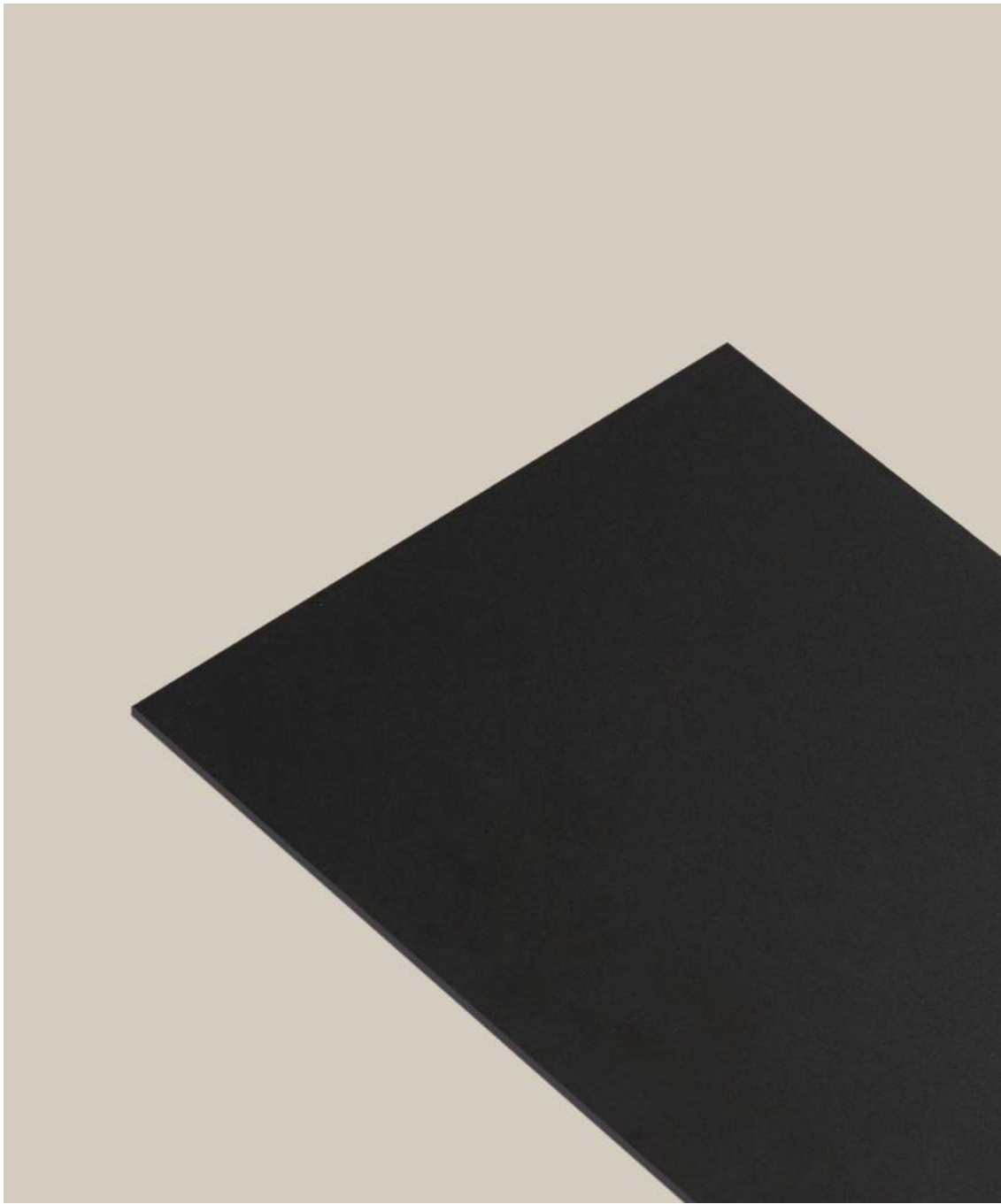
Composite slats



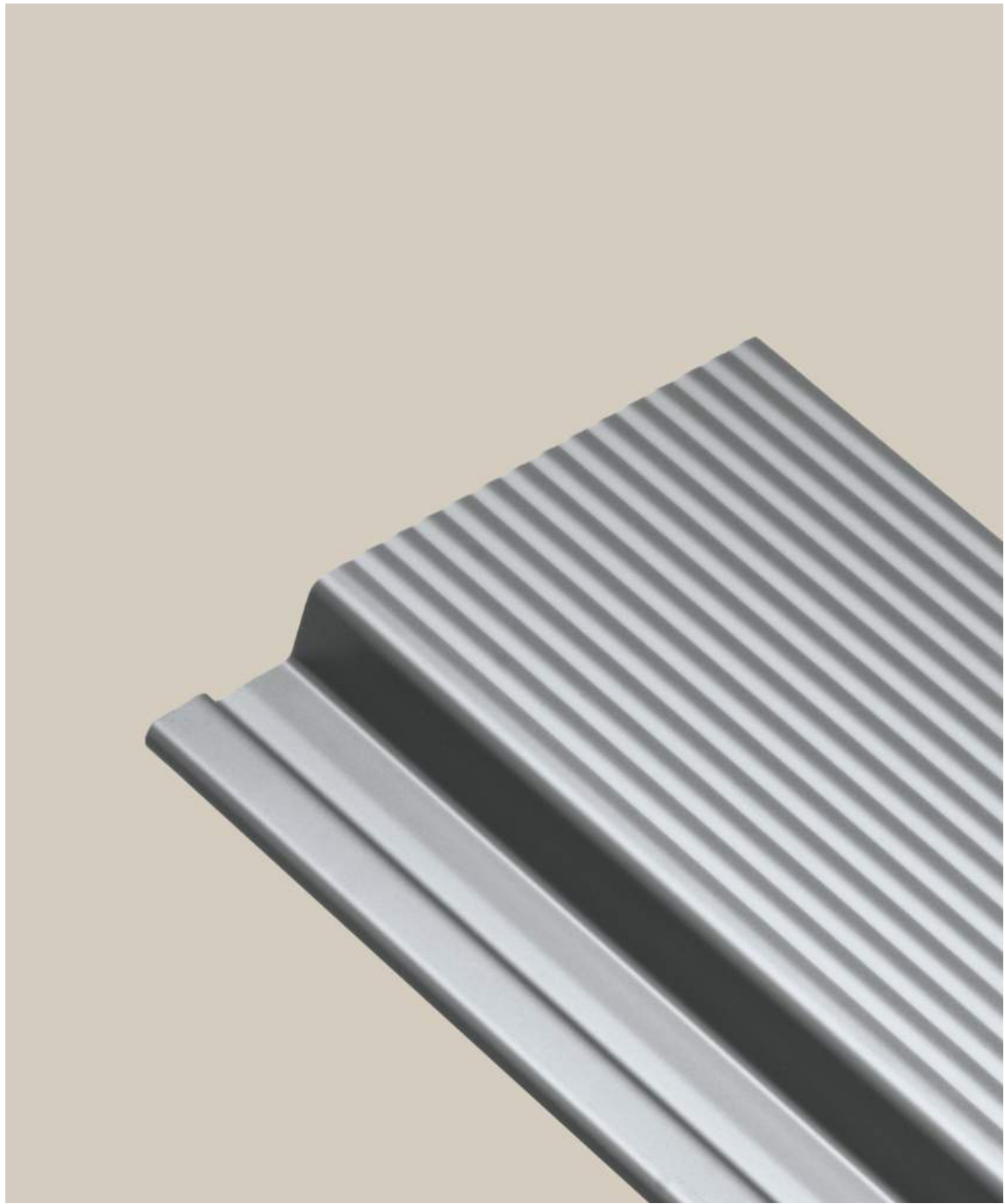
Façade vegetation



Steel construction



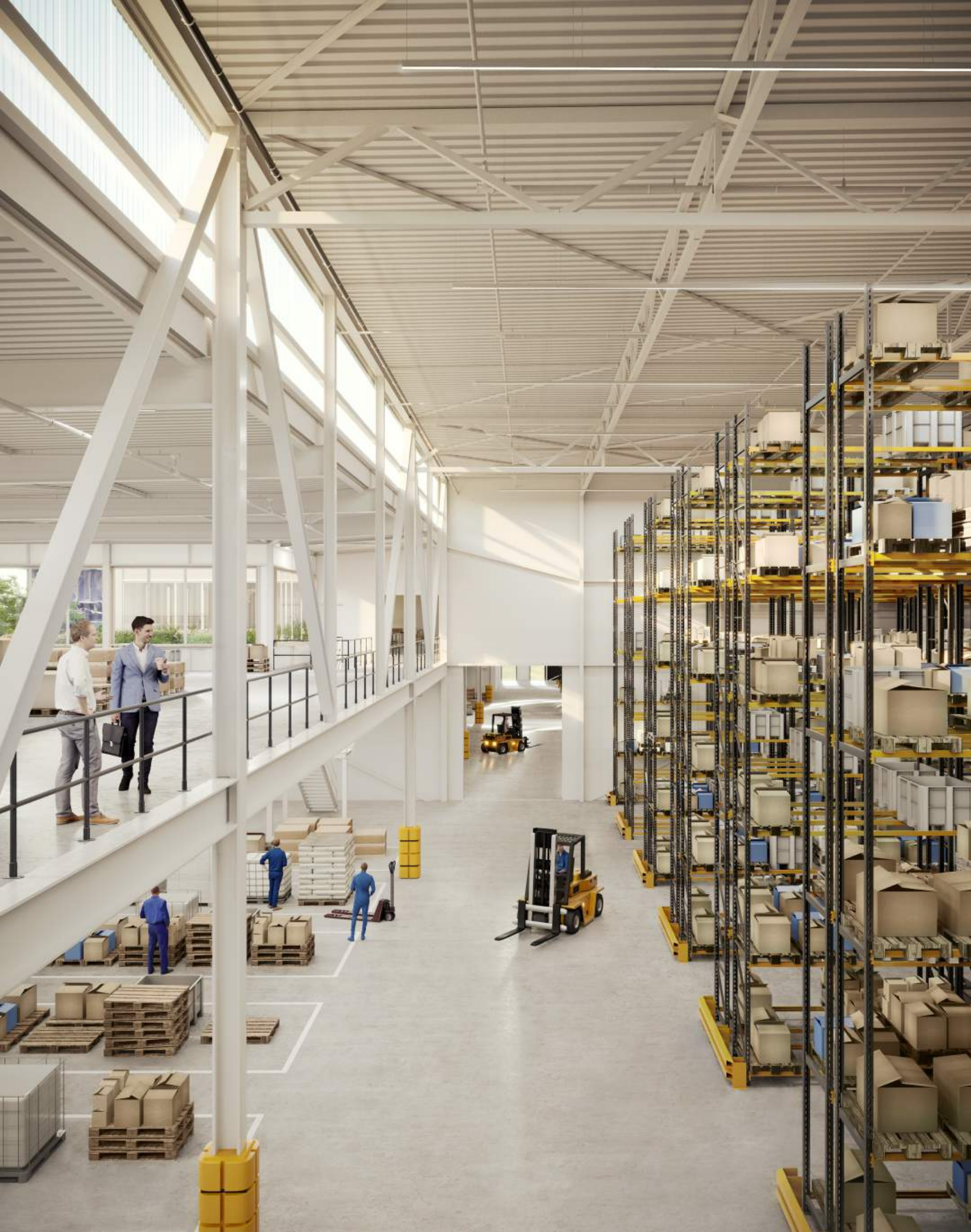
Façade finishing



Sandwich panels



Wood as a covering for the sprinkler tank



We also thought about the color scheme for the inside, to design a pleasant place where people like to work. To this end, the interior is as light as possible, and all exposed installations are done in a white coating. A color palette that stays true to the identity of Stellar Development. Translucent façade panels were used above the loading docks and in the roof of the mezzanine, providing additional daylight in the warehouse and the mezzanine.

Senior Architect, Rogier Kant
Heembouw Architecten



The collected demolished concrete and masonry rubble is 100% recycled.

From Waste to Resource.

In the Hydra Utrecht project, Heembouw is using sustainability in a functional way. At the site, the existing buildings and site pavement have been demolished. The concrete and masonry debris was collected, although it is often fundamentally considered as waste. The demolition company processed it here on site into (certified) mixed granulate. As an earthwork contractor, we can use this as a construction product, as an underlayer for the hall and under the pavement. Thus, from waste we created a raw material that is 100% recycled.

Project Manager, Joop Bloed
Spelt Grondwerken

Circular designs and construction contribute to a lower MPG score of the building.

A wonderful achievement in sustainability.

4%

restatie Gebouwen (MPG) standard.

Circular designs and construction contribute to a lower MPG of the building

Being an architectural builder Heembouw has the perfect starting position to carefully select building materials at an early stage. That choice positively impacts the MPG score*, resulting in this Stellar Development destination actively lowering its carbon footprint.

As an example, at Hydra Utrecht, we reuse concrete and masonry rubble, which contributes to the improved MPG score, among other things. The government's MPG standard is 1.0, the Hydra Utrecht destination without solar panels and energy supply comes out to 0.56. That's 44% below the norm. A wonderful achievement in sustainability.

Director of Industrial Buildings, Rinus Verhey
Heembouw

*The MilieuPrestatie Gebouwen (MPG) is a measurement tool of the Dutch government to measure the environmental impact of applied materials used in the construction or renovation of a building. The environmental burden of each material is expressed in terms of shadow costs. Currently, this measurement tool is only mandatory for homes and office buildings. We are introducing this methodology to logistics destinations too.

-44%

Lower than the 1.0 MilieuPrestatie Gebouwen (MPG) standard.

Technology

Electric car charging points are provided at the parking areas for users and visitors. These charging points are entirely powered by sustainably generated energy and are available to everyone.

The rows of LED lights in the aisles will be equipped with presence detection sensors, eliminating unnecessary, wasted active hours. The entire building will be equipped with LED lighting.

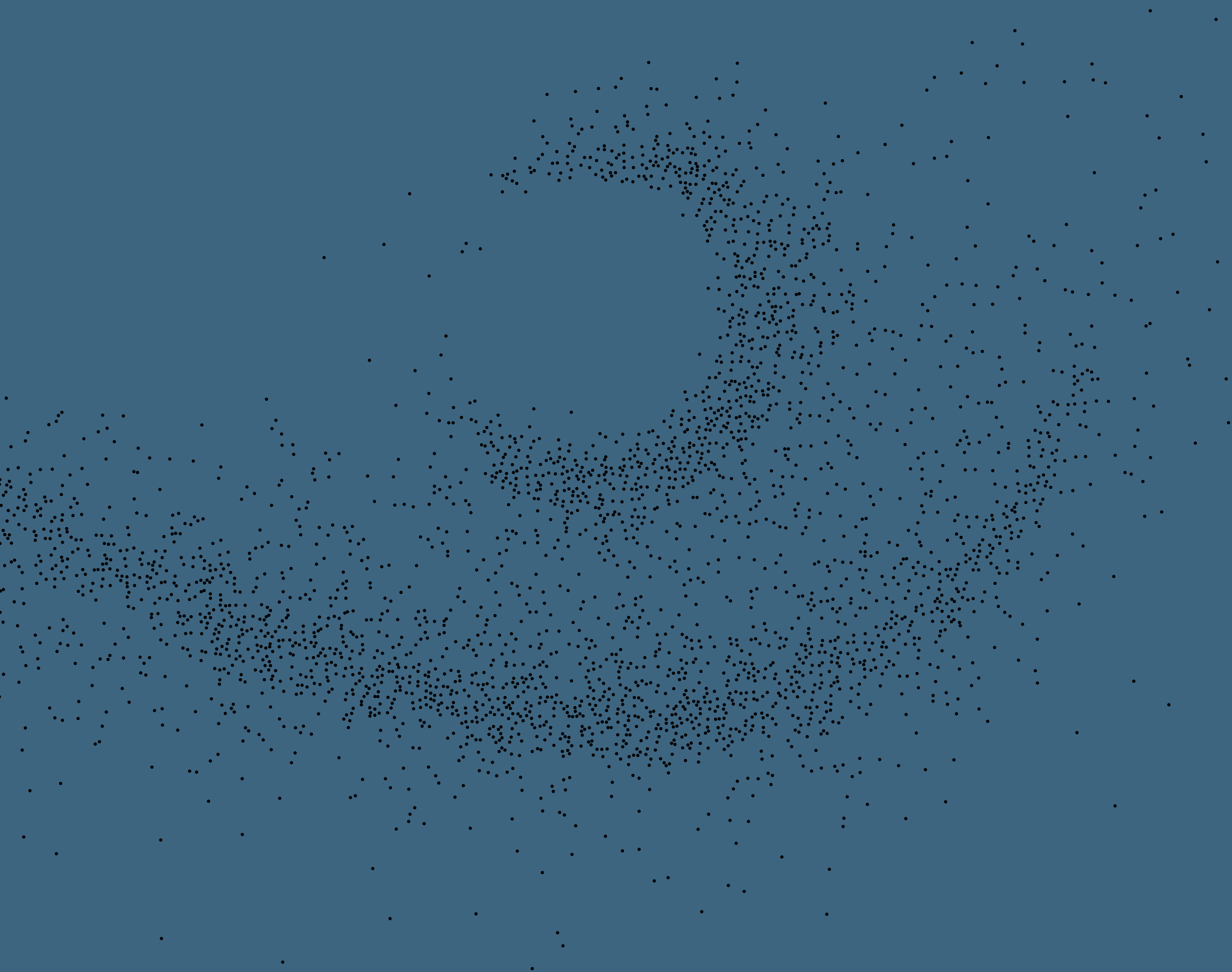


rucks ltd.

The parking areas for passenger traffic will be constructed of semi-paved surfaces and will be accompanied by various types of native plants, shrubs and trees. This creates a unique look and authenticity.

With a roof area of nearly 20,000 m², nearly 1,000 households can choose to be supplied with electricity after installation of optional solar panels.

Attention to water



Water management was an essential topic within Hydra Utrecht. The urban environment and adjacent residential strip provided little space to properly absorb the water, causing inconvenience. This information emerged from meeting with local residents. So improving water management for people and animals became the goal in the design for Hydra Utrecht. Through clever interventions, the ground will soon be able to absorb rainwater more easily, and will prevent disruption during heavy rainfall.

“The development of the distribution center contributes to climate-proof water management for local residents.”

Water management has been a very important consideration in Hydra Utrecht's plan design. The application of retention crates and the widening of the watercourse around the building, improves the water management for the site, residents, and animals. In fact, the exact addition of buffer

capacity (approximately 314 m³) was well above the Water Board's ambition level. These interventions will, among other things, allow for much better absorption of peak rainfall in the future. As a result, the development of the zoning will contribute to a climate-resilient area.



Project Coordinator, Burak Aydin
Heembouw



Semi-paved surfaces combined with sufficient trees and vegetation allow rainwater to penetrate the soil more easily. This reduces the burden on the sewer system and the parking surface acts as a water buffer. A low-vibration method of pile driving was chosen, minimizing disturbance to local residents.

Optimizing water resources by expanding natural water cycles.

The underground water retention system in action.

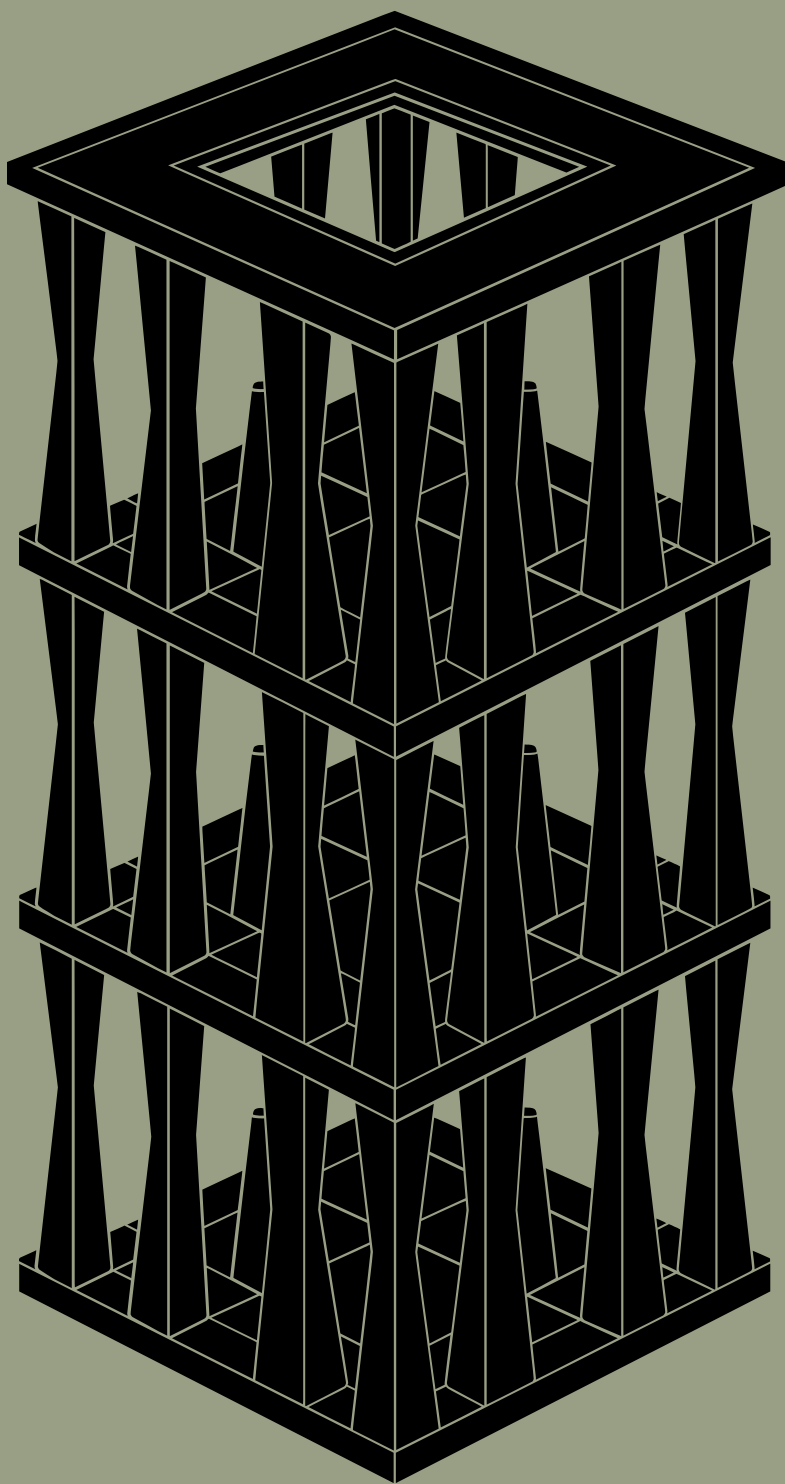
5,000

of the underground retention system

Optimizing water resources by expanding water cycle

The water retention system applied to Hydra Utrecht captures water and discharges it slowly and in a controlled manner into the ground. Because of the sandy soil on the lot, this system is the way to prevent flooding in the future.

The system consists of separate elements that each provide 406 liters of water storage.



314 000

l of the underground
retention system

Water retention system
Rigofill® ST

Water capacity of a single block
406 l

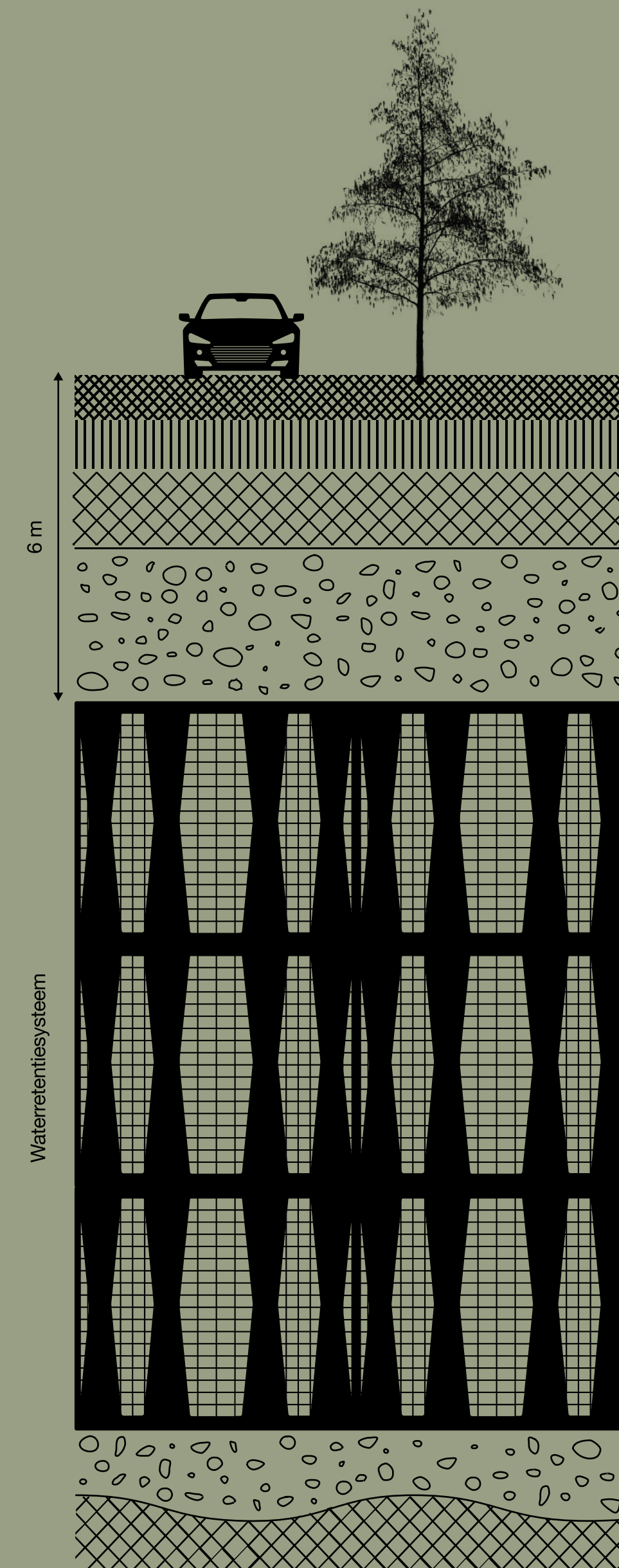
Blocks installed
785

Total water capacity
314 000 l

Optimizing water resources by expanding water cycle

These modules are then connected to form a large underground system, designed to withstand the heavy pressure of traffic above.

Ultimately, this allows rainwater to be returned to the natural water cycle.



Optimizing water
resources by
expanding
water cycle

314,000

Liters capacity of the underground
water retention system

Functionality



Separate passenger and freight traffic. Private entrance to the parking lots. A semi-paved path around the building. Entrance accessible for reach trucks and narrow aisle trucks.

The site will be designed for functionality and safety with separate traffic for people and freight. One driving direction applies to the entire site, and the site is accessed by an exit on the Niels Bohrweg. Additional traffic signs will also be installed to regulate traffic flow. It goes without saying that sufficient attention will also be paid to road safety during the development. For maintenance and escape routes, a path in semi-paved material will be constructed around the property. The intelligently designed indoor column structure provides for the use of both narrow aisle trucks and reach trucks.



Warehouse

- Clearance height of warehouse: max. 12.2 m¹
- Clearance height of shipping area: 4.6 m¹
- Maximum warehouse floor load: 50 kN/m²
- Maximum floor load of the shipping area: 25 KN/m²
- Super-flat floor (category 1, Din 15.185)
- Sprinkler system: ESFR K22 for the hall roof grid, SSU sprinklers above the overhead doors and ESFR K14 above and below the mezzanine.
- 2 overhead doors (4.0 x 4.5 m¹) with connection to ground level
- 20 electrically operated loading docks with levelers: 3.0 x 3.2 m¹ (dock door dimensions)
- Thermal insulation value according to EPC closed façade parts Rc: 4.5 m² K/W
- Thermal insulation value according to EPC roof Rc: 6,00 m² K/W
- Fire and evacuation alarm, fire hose reel cart
- Warehouse brightness: 150 lux
- Expedition light intensity: 200 lux
- Hall is heated with underfloor heating
- The outside area is lockable with sliding gates
- Maximum imposed load of the mezzanine 7.5 KN/m²

Mezzanine

- Mezzanine floor depth: 16.2 m¹
- Clear height: 3.7 m¹
- Maximum floor load: 7.50 kN/m²
- Expedition light intensity: 200 lux

Office

- Own central entrance to office
- Luxurious entrance on the first floor
- Includes pantry block and sanitary group per shipping office
- Wall ducts for telephone and data cabling
- Heating and cooling with VRF system.
- Light intensity at workplaces: 500 lux
- Light partition walls (metal studs)
- Sprinkler installation in the office: SSP K80 sprinkler

Sustainability

- MilieuPrestatie Gebouwen (MPG) score: 44% lower than the 1.0 MPG standard
- BREEAM Very Good
- Gasless
- LED Lighting
- Separate water drainage system
- Nature-inclusive

STELLAR
DEVELOPMENT

Destinations under development.

In addition to Hydra Utrecht, five more destinations are currently under development. Want to know more? Please contact us or visit stellardevelopment.eu

VIRGO
AALSMEER

ARA
ALMELO

• HYDRA
UTRECHT

• VELA
WADDINXVEEN

TAURUS
MOERDIJK

• NORMA
WIJCHEN



Contact

Jordy Verhoeven
Senior Director

Mobile: +31 (0) 6 50 67 11 21
Office: +31 (0) 20 5 405 405



Gerard Lakeman
Partner

Mobile: +31 (0) 614727653
Office: +31 (0) 20 8813020



Rinus Verhey
Director of Industrial Buildings

Mobile: +31 (0) 6 5368 7360
Office: +31 (0) 71 332 0050
r.verhey@heembouw.nl



Rogier Kant
Senior Architect

Office: +31 (0) 71 332 0050
r.kant@heembouw.nl



Patrick Maes
Founder

Mobile: +31 (0) 6 5327 9066
Office: +31 (0) 88 253 70 00
p.maes@stellardevelopment.eu



Marc Antoine
Asset Manager Europe

Office: +49 40 34919-4283
marc.antoine@union-investment.de



