



**EAST AND
WEST WITHIN
EASY REACH
IN ZEVENAAR**

The ideal base for
your company!

www.7poort.nl



The Gelderland freight corridor between Rotterdam and Germany has been a magnet for businesses for decades. This logistics hotspot is particularly attractive to businesses in the logistics sector and manufacturing companies with a regional, supra-regional or international market focus.

BusinessPark 7Poort is easily accessible from the A12 motorway and will become even easier to reach in the future, once the A15 has been extended and linked up with the A12. This major improvement to the transport infrastructure will deliver an economic boost from which your company can also benefit.





TABLE OF CONTENTS

Chapter	page
1. Location	4
2. Easy access	7
3. What makes BusinessPark 7Poort unique?	8
4. Plots	11
5. Park management	18
6. Sustainability	21
7. Business facilities	22
8. Where can you find skilled people to join your team?	23
9. Living, recreation and shopping	27
10. Acknowledgements	31

1. LOCATION

Strategic location

BusinessPark 7Poort is located just off the A12 in Zevenaar, close to the German border. It therefore functions as a logistics hub, offering easy access to the East (the Ruhr region of Germany) and West (the Randstad region of the Netherlands), which makes this new business park a highly desirable base. Your company too could benefit from this ideal position at the heart of the Gelderland freight corridor.

Logistics Valley


The business park is part of Gelderland's Logistics Valley. This is a sustainable partnership between various logistics parks in the Rivierenland, Arnhem-Nijmegen and De Liemers areas of Gelderland, extending as far as the inland barge terminal in Emmerich, Germany. It is therefore the perfect environment for both logistics companies and exporting manufacturers.

Accessibility

BusinessPark 7Poort already offers excellent access, benefiting from an ideal location alongside the A12. It will soon become even easier to reach, thanks to a number of projects that will enhance the transport infrastructure. These include a new junction for the A12 (Zevenaar East) that will link the business park up to the motorway and make BusinessPark 7Poort even more accessible for heavy goods traffic.

Germany

The creation of a direct link between Rotterdam and Germany will open up new opportunities. This link will become a reality once the A15 has been extended and linked up with the A12. Both the A12 and A15 are therefore being widened to ensure efficient traffic flows. This new road is expected to be opened between 2022 and 2024.

The background of the slide is a photograph of a road scene. In the foreground, a dark asphalt road with white lane markings curves to the right. A metal guardrail runs along the left side of the road. In the distance, a large, modern building with a glass facade and a flat roof is visible. A black truck with 'ENERINK' written on its side is driving away on the road. The sky is clear and blue.

Key region	Distance	Travel time by car	Travel time by public transport
Utrecht	80 km	50 min	65 min
Amsterdam	120 km	70 min	95 min
Schiphol	115 km	75 min	120 min
Rotterdam	130 km	75 min	120 min
Ruhrregion (Oberhausen)	80 km	50 min	60 min

A12

NEW ZEVENAAR EAST JUNCTION

TOWARDS
BUSINESSPARK
7POORT >

2. EASY ACCESS

The outstanding transport infrastructure allows companies based at BusinessPark 7Poort to benefit from a highly accessible location and a wealth of transport options. With easy access to an excellent waterway, railway and motorway network, and national and international airports relatively close at hand, the sales markets of companies based at BusinessPark 7Poort are always within easy reach. This is an area that invests in its infrastructure on an ongoing basis to boost the economy.

A12/A15 motorways

- BusinessPark 7Poort is situated just off the A12: the main artery linking the Randstad region to the German hinterland. This road will soon be widened to create a three- and four-lane motorway with a junction offering direct access to BusinessPark 7Poort (Zevenaar East). The project is scheduled to be completed between 2022 and 2024.
- In the near future the planned extension of the A15 to meet up with the A12 will create a direct link to the Port of Rotterdam.

Waterways

- The inland waterway linking Rotterdam and Emmerich is close by. Just across the border in Emmerich, a 30-minute drive away, is the Rhein Waal Terminal, where 120,000 TEU are transshipped every year.
- The container unloading quay in Doesburg for transshipment from inland vessels to trucks is just 20 minutes away by road.

Railways

- The business park is close to the Betuweroute freight rail line. There are possibilities for transshipment in Emmerich and, in the future, in Valburg too.
- A new railway station at the BusinessPark 7Poort site (Arnhem - Doetinchem line) is being considered.

Airports

There are several national and international airports within a relatively short distance:

- Schiphol (115 km)
- Düsseldorf (110 km)
- Weeze Airport (60 km)
- Eindhoven Airport (105 km)

3.

WHAT MAKES BUSINESSPARK 7POORT UNIQUE?

If you are thinking of moving to the site, this unique business park has plenty to offer your company. Thanks to the diverse range of available plots and the adopted zoning plan, there is lots of potential for companies looking for their perfect base.

Easy access

BusinessPark 7Poort in Zevenaar is situated just off the A12. Thanks to the new Zevenaar East junction, in the future it will be even easier to access the motorway. The A12 links Rotterdam and other towns and cities to the European hinterland and is therefore regarded as the gateway between the Netherlands and Germany.

Logistics hotspot

Thanks to Zevenaar's strategic location, excellent waterway, railway and motorway networks and the relative proximity of national and international airports, logistics is a major industry in this area. The region has therefore gained a reputation as a logistics hotspot: Logistics Valley.

Competitive labour market

The region offers an extremely attractive labour market, being home to institutions offering vocational education with a particular focus on transport, logistics and distribution.

In the border region of De Liemers personnel costs are roughly ten per cent lower than in neighbouring Germany.

Plots full of potential

The districts into which the plots have been divided each have their own particular character. BusinessPark 7Poort offers an extremely varied range of plots and all kinds of possibilities are open to companies in environmental categories 1 to 4.2.

Outstanding facilities

Thanks to sustainable park management, businesses on the site benefit from a green, secure and inspiring working environment that is managed on a day-to-day basis. The site is extremely well equipped, offering services including security, signposting and green-space maintenance. Available facilities also include a fibre connection and a central fire-fighting water installation.

Supporting businesses in De Liemers

Lindus, the association of De Liemers entrepreneurs, looks after the interests of the business community as a discussion partner at all levels, promotes the business environment, creates connections between businesses, public authorities and educational institutions, and offers a network platform for all members.



Fashion Outlet Zevenaar

A Fashion Outlet Centre with a floor area of 15,000 m² is coming to BusinessPark 7Poort. With around 100 clothes stores, a supermarket, a range of catering outlets and 1,600 parking spaces, Fashion Outlet Zevenaar will be a major addition to the retail landscape in the Dutch/German border region. When it opens its doors in 2021 bargain hunters will be drawn here in their droves for an enjoyable day out. A junction offering direct access from the A12 will not only put Fashion Outlet Zevenaar firmly on the map, but will also ensure it is included in all navigation systems.



4. PLOTS

A number of different types of plot are available at BusinessPark 7Poort. That means there are various options open to you when it comes to developing your company's premises. The plots on the business park have been divided into three districts, each of which has its own particular character:

7Poort North/South

This district offers a wide range of different plots. Plots are available in all sizes and there is space for any kind of company – from small businesses in shared buildings through to large logistics firms. The possibilities even extend to the development of mega distribution centres on extra-large plots. At 7Poort North/South buildings up to 20 metres in height can be constructed by companies in environmental categories 3.2 to 4.2.

Landeweer

The Landeweer district is BusinessPark 7Poort's green oasis. If you would like to work in pleasant, green surroundings, this district's park-like setting offers you a wealth of options. Landeweer is a potential location for modern business villas, each with their own characteristic image. This district is accessible via bridges and is partly set amidst beautiful woodland.

Companies in environmental categories 1 and 2 can base themselves at Landeweer. It is therefore an ideal location for professionals and creative businesses, for example.

Spoorallee

At the entrance to BusinessPark 7Poort is Spoorallee, an ideal base for companies in the retail and leisure sectors. This location is right next to the A12 motorway junction, Liemers College and the future Fashion Outlet Centre, which will have a gross floor area of 15,000 m².

ARTIST'S IMPRESSION



1 7Poort North | Plot 8.901 m²

Land price: on request

Environmental category: 3.2 - 4.2

Plot ratio: at least 40%

Height: 0 metres

2 7Poort North | Plot 32.274 m²

Land price: on request

Environmental category: 3.2 - 4.2

Plot ratio: at least 40%

Height: 20 metres

3 7Poort North | Plot 37.314 m²

Land price: on request

Environmental category: 3.2 - 4.2

Plot ratio: 20% to 40%

Height: 20 metres

4 7Poort North | Plot 61.356 m²

Land price: on request

Environmental category: 3.2 - 4.2

Plot ratio: at least 40%

Height: 20 metres

Size of plot under consultation.

ARTIST'S IMPRESSION LANDEWEER





5

Landeweer | Plot 17.000 m²

Land price:	on request
Environmental category:	1 - 2
Plot ratio:	max. 25%
Height:	9 metres
<i>Size of plot under consultation.</i>	

6

Landeweer | Plot 18.853 m²

Land price:	on request
Environmental category:	1 - 2
Plot ratio:	max. 25%
Height:	9 - 11 metres
<i>Size of plot under consultation.</i>	

ARTIST'S IMPRESSION LANDEWEER





7 7Poort South | Plot 14.510 m²

Land price:	on request
Environmental category:	3.2 - 4.2
Plot ratio:	at least 40%
Height:	14 - 16 metres
<i>Size of plot under consultation.</i>	

8 7Poort South | Plot 2.500 m²

Land price:	on request
Environmental category:	2.1 - 3.2
Plot ratio:	at least 40%
Height:	14 metres

5. PARK MANAGEMENT

In 2009, at the initiative of Zevenaar municipal authority, Lindus (the association of De Liemers entrepreneurs) and individual businesses, the cooperative association 7Poort was set up, which is also referred to as Park Management. This association takes care of the day-to-day management of BusinessPark 7Poort and is responsible for services such as security, signposting and green-space maintenance.

Membership

As a member of the association you enter into cooperation agreements when the land is allocated. You will enjoy the benefits of participating in the park management package, will have a say on park management matters and will be able to raise issues. For more information about park management please go to www.parkmanagement7poort.nl.





MeerStam
VOOR MEERSTAM
PERSONEEL

6. SUSTAINABILITY

The boiler room of a biomass plant that supplies the adjacent residential district of Groot Holthuizen with hot water and heating, with the help of a wood-fired boiler, is located at BusinessPark 7Poort (Exa 30). We are looking into whether this plant could also be used to supply sustainable heat to (new) businesses based at BusinessPark 7Poort. For more information please contact Ennatuurlijk at zakelijke-klantenservice@ennatuurlijk.nl and www.ennatuurlijk.nl.

Facilities

Fibre

BusinessPark 7Poort benefits from a fibre connection. Are you interested in making use of this? If so, please contact Kremer Installatietechniek on (0314) 675 050.

Central fire-fighting-water installation

BusinessPark 7Poort has a central fire-fighting-water installation (CBV) on the site. You can connect your sprinkler system to this against payment of an annual fee. In this way you can save space and avoid the costs of installing such a facility on your own plot.


7. BUSINESS FACILITIES

A wide range of business facilities are available on and around BusinessPark 7Poort from which companies based on the site can benefit.

Within a 5-km radius you will find Campanile Hotel Zevenaar and Zevenaar railway station, for example.

Next to the A12 is a truck park and also the Van der Valk Hotel A12, where a variety of (meeting) rooms are available. There is an abundance of restaurants and other nightlife attractions in Zevenaar's attractive town centre.





8. WHERE CAN YOU FIND SKILLED PEOPLE TO JOIN YOUR TEAM?

The area around BusinessPark 7Poort is full of potential for businesses, thanks to its attractive labour market and excellent vocational education programmes. Find out what opportunities will be available to you if you base your company here.

Regional labour market

De Liemers has a population of around 100,000 people, spread over numerous towns and villages. This is a region with a no-nonsense work ethic. Employees are loyal to their employer and irregular hours are easily filled by part-time workers who are happy to work flexibly. Arnhem, the capital of the province of Gelderland, is just a short distance away. A portion of Arnhem's working population is employed at companies in De Liemers, in the fields of both logistics and manufacturing. In the border region of De Liemers personnel costs are roughly ten per cent lower than in neighbouring Germany.





Vocational education

In the region of De Liemers businesses, educational institutions and public authorities work together closely. BusinessPark 7Poort is home to one of the sites of Liemers College, which offers pre-vocational secondary education. Here the pupils attending this secondary school can follow programmes in transport and logistics or the specific field of vehicle technology, for example. Options for senior secondary vocational education and a range of higher vocational education programmes are, of course, also available in the region. One institution offering such courses is HAN University of Applied Sciences, which has a chair in logistics and is also the location of one of the Netherlands' six Knowledge Distribution Centres.

De Liemers Logistics Expertise Centre

Logistics Valley is made up of three cooperating regions: Rivierenland, Nijmegen (including Arnhem) and De Liemers. Each of these regions is home to a Logistics Expertise Centre or Hotspot and these have joined forces under the banner of Logistics Valley. The De Liemers Logistics Expertise Centre is based at BusinessPark 7Poort. This expertise centre fulfils a networking and promotional function for the logistics sector and acts as a platform for logistics-related education and the logistics labour market.





9. LIVING, RECREATION AND SHOPPING

Living

Your employees will be able to live just a stone's throw from their workplace. Zevenaar is a pleasant place to live and offers plenty of space. That is especially true in the new residential district of Groot Holthuizen, an attractive, green district situated right next to BusinessPark 7Poort. Here there are homes and plots for self-builds available. Over the coming years the Woonpark BAT residential project will also be realised on the site of the former Turmac cigarette factories in the centre of Zevenaar.

Recreation

In Zevenaar's vibrant town centre you will find an abundance of cafés and restaurants offering the perfect setting for everything from informal meetings through to fine-dining experiences. Playing host to music events, and with venues such as the Musiater theatre, along with a cinema and film theatre, the town boasts a varied cultural scene. Nature lovers will be in their element in the Gelderse Poort nature area and the Oude Rijnstrangen nature reserve, while sports enthusiasts can get involved with one of the many sports clubs based in Zevenaar.

Shopping

You will find several supermarkets and a diverse range of shops to meet your everyday shopping needs. There really is something for everyone, as well as outdoor cafés where you can just sit back and relax. A little outside the centre of Zevenaar is the Woonboulevard, where you will find a selection of specialist shops, home furnishing stores and DIY centres. From 2021 shopaholics from the wider region will be drawn to Zevenaar when Fashion Outlet Zevenaar opens its doors.

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7 Business Park poort



10. ACKNOWLEDGEMENTS

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BROCHURE DESIGN AND PRODUCTION

Mediaz Creatie | Communicatie, www.mediaz.nl



VISUAL MATERIAL

Municipality of Zevenaar

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