Governmental real estate for sale in the Netherlands

Redevelopment and transformation opportunities

Autumn 2015
Central Government Real Estate Agency

The Central Government Real Estate Agency of the Netherlands uses property to help achieve the aims of the Dutch government. We manage a well-balanced property portfolio that satisfies the requirements of today’s users and accommodates the varied constituents of the central government. The composition of the portfolio ensures that we can always meet central government’s constantly changing property requirements. We do this by acquiring new properties, by selling superfluous properties and by maintaining the properties under our management. Our approach is efficient, effective and cost-aware.

Extensive offer of property for sale in The Netherlands
At the moment the Dutch government has nearly 330 buildings for sale, with more real estate to be sold the upcoming years. These objects vary in size and use, most of them require redevelopment schemes or complex transformations.

In a public, competitive and transparent way we are happy to inform you on our sales strategies and methods. We are a sparring partner. Due to our large network and knowledge of the Dutch real estate market we can intermediate between different key players in complex projects regarding the transformation of former governmental real estate.
Sales methods: an overview

Public, competitive, transparent

Public registration
This is the traditionally used sales method of the Central Government Real Estate Agency. Interested parties can make a bidding on real estate for sale. The Central Government Real Estate Agency decides when and how the biddings must be submitted. The sales contract will be assigned to the highest and most opportune bidder.

Market initiative
The market initiative makes it possible to place a bid on real estate for sale whenever this is convenient. On receipt of an acceptable initial bid, the Central Government Real Estate Agency will initiate the sales process, whereby other interested parties will also be given the opportunity to submit a bid within a set period of time. After the sales process the real estate will be sold to the highest and most opportune bidder. This is a new sales method and is still a pilot project. It only applies to selected real estate objects, but will be extended soon.

Pre selection
Interested parties are selected regarding various requirements, for example experience, financial status, planning and business case. The requirements taken in consideration may vary over different objects and sale processes. After the selection procedure the selected parties are asked to place an (un)conditional bid. The sales contract will be assigned to the most opportune bidder.

Auction
Real estate objects in high demand can be sold by auction.

(un)conditional bid
Within the above listed sales processes (except auctions) interested parties are given the opportunity to place an unconditional or a conditional bid on the object for sale. Due to the variety in features and complexity of the real estate each sales process is unique. The accepted conditions on the biddings can vary over different objects and sales processes. Information about the accepted conditions is provided in the information pack supplied for each object for sale.
Anna van Hannoverstraat, The Hague

Former office of the Ministry of Social Affairs and Employment

Regarding its architecture and size this office building forms a challenging transformation opportunity. A unique feature of this building is its sixteen octagonal office towers, symmetrically located along the length of the road. The offices are situated above parking facilities (300 spaces). In 2005 the building underwent a renovation.

The building is centrally located in The Hague’s CBD, where different national and international business and organisation have their offices. Though it is an area with mixed uses: working and living with many urban facilities within reach. Besides there are various options for public transport nearby.

The local government of The Hague has already set out the foundations on transformation and future use for the building and its surroundings in a vision document. This site is a future high-quality campus for education, business and living with its central focus on Safety and Security.

* By means of a market consultation there will be decided on the best form for the sales process.
Vuurtorenweg, The Hague
Former office of the Ministry of infrastructure and environment

A unique location for development! At the end of Vuurtorenweg in Scheveningen, built on the first line of dunes right next to the sea, this former office building occupies a unique location. Its wonderful elevated position means that it overlooks the promenade, the beach and the sea. In addition to the building itself, there is an old lighthouse that also adds to a unique sense of place.

The property offers plenty of opportunities. For example, renovation or new-build could lead to the creation of some beautiful apartments – possibly with care facilities. With stunning views of the seafront promenade, the beach and the sea at Scheveningen, this is a lively environment that is developing fast. Conversion of the existing building has been made possible under the local zoning plan. However, in order to redevelop Vuurtorenweg 35–37 by demolishing the current building and building a new one with a different building envelope, a Letter of Principles would be required.

* 29th of October 2015: closing application for selection procedure.
Participants are asked to demonstrate their experience with redevelopment projects.
** 8th of March 2016: public registration of the (un)conditional bids of the selected parties.

Vuurtorenweg 35–37, The Hague

More information:
website
Plesmanweg, The Hague

Former Ministry of Transport

Imposing free-standing office building consisting of a new section and an old section. The old section is listed as a monument. The complex comprises four wings which were completed in the 1940s. Later, in 1987, the building was expanded with the addition of new wing. This new wing is made mainly of steel, glass and aluminium and it houses, among other things, a meeting centre.

Its position within The Hague, the international city of peace and justice, makes this monumental office an interesting location for international organizations.

The office is easily accessible by car. There are public transport opportunities within walking distance. The building is located in a very green area of the city. International organizations, hotels and other facilities can be found in the vicinity of the office. For example: the Peace Palace can be reached within 15 minutes. Besides, many embassies are located in this part of the city.
Raamweg, The Hague

Former office of Europol

This office was built in 1910 and was initially used as a school building. After World War II the building has facilitated different national and international organizations in the field of law and justice.

In the beginning of the 1990s and in 2001 different extensions have been added to the building, such as extra offices, a business canteen and parking spaces. On the site also lay the remains of an old German bunker and a defensive wall. Both are a protected national monument.

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- Redevelopment opportunity
- Located in The Hague, International city of peace and justice
- Current use: office
- Permitted use: societal
- GFA: approx. 13,503 m²
- Plot: 0.47.21 ha
- Year of construction: 1910

Raamweg 47, 2596 HN
The Hague
website

Expected for sale in 2016
Koningskade, The Hague
Former office of the Ministry of infrastructure and environment

This office consists of a high office tower situated on one of the city’s access roads and a lower section situated at the rear. The exterior is considered one of the first and few examples of curtain wall architecture in The Netherlands. This type of exterior wall ‘hangs’ like a curtain around the building.

Located within The Hague’s city centre this office building offers various options for re-use or transformation. Its recent renovation make the building suitable for direct office use. High-end governmental and international organizations as well as commercial firms are located in the direct area. A variety of urban facilities can be reached within walking distance.

The office is easily accessible by car and public transport. The Hague Central railway station is located within a 10 minutes walk. The office itself has a large parking facility, counting 124 parking spaces.

- Located in the city centre, within vicinity of public transport
- Current use: office
- Permitted use: office
- GFA: approx. 35,341 m²
- Plot: 0.09.90 ha

Koningskade 4, 2596 AA The Hague
Expected for sale in 2016
Website
Oostenburgmiddenstraat, Amsterdam

Former docks

A unique building plot within the city centre of Amsterdam, located on an island of the eastern docks. On one side the plot has access to open water. On the other sides commercial and industrial buildings with historical and monumental features are located. These buildings house innovative and creative firms and organizations working on new media and communication. Public transport and a variety of urban facilities are found in the direct surroundings of the plot.

This building site offers an excellent opportunity to develop housing and office space within the city centre of Amsterdam. The urban zoning plan gives permission for nearly 30,000 m² housing and 6,500 m² office space. Local key-players have developed a masterplan to initiate the revitalisation of the complete island: Stadswerf Oostenburg.
Wolvenplein, Utrecht

Former prison

This former prison house is beautifully located within the historical centre of Utrecht on one of the city’s canals. The surrounding buildings vary in features (historic and new) and uses, it is a living and working area. Therefore this prison is a unique redevelopment location offering many different opportunities.

The building has a monumental status, it is the oldest prison building in The Netherlands. Its characteristic floorplan has the form of a cross: one wing gives room to offices and facilities, the other three house prison cells.
In 2001 the building has been renovated. Located on the east side of the city centre it is easily accessible by car and public transport.

Awaiting the sale process the building is temporarily used as a complex for creative businesses and start-ups, there is a café, it is an event location and it gives room to student housing.
Three monumental prisons

Former prisons (Arnhem, Breda, Haarlem)

Due to the architectural features, monumental status and high sense of place these former prisons are unique transformation projects. All three of them are located within or in vicinity of city centres and are easily accessible by public transport or car.

These three monumental prisons are characterized by a dome structure, reaching up to nearly 40 metres. The historical and architectural features of the prisons give them international importance within (prison) architecture. These three dome prisons are among the few known examples of this type of prison.

The prisons are built in a sober and functional style. In the 1990s all three prison complexes have been renovated and/or extensional buildings have been added. Though their original structure and monumental features have been preserved. These unique prisons are located in attractive and growing cities in The Netherlands. They are challenging transformation projects, investing in one of these prisons requires a fair amount of creativity and boldness.

- 3 monumental prisons
- Recognisable architecture
- Current use: societal-prison facilities
- Permitted use: –
- GFA: varying from approx. 17.000 m² till 33.300 m²
- Plot: varying from 1.70.66 ha till 3.30.00 ha
- Year of construction: 1883–1901

For more details check our website for Haarlem, Arnhem and Breda

Expected for sale in 2016

Koepelgevangenis Haarlem
Koepelgevangenis Arnhem
Koepelgevangenis Breda

For more details check our website for Haarlem, Arnhem and Breda

Expected for sale in 2016

Koepelgevangenis Haarlem
Koepelgevangenis Arnhem
Koepelgevangenis Breda
Colofon

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