

Brandbacksvägen 9 Rosersberg

Grade A logistics space

Units from 5,000 - 9,500 sqm

30 minutes to Central Stockholm

Available now



Why Stockholm?

- Scandinavia's largest urban area, with a population of 2.4 million in its wider metropolitan area.
- Sweden's economic centre, accounting for over a third of the country's GDP, and one of Europe's top 10 regions by GDP per capita.
- The first Scandinavian city to make the top 30 of Schrodgers' Global Cities Index and the Nordics' main centre for corporate headquarters.
- A modern transport infrastructure system offering efficient connections with the entire Nordics region and continental Europe.

Focus on Rosersberg

- Stockholm's foremost logistics area with further expansion potential.
- Excellent location 30 km north of Stockholm city centre and <10 km south of Arlanda Airport.
- Outstanding infrastructure adjacent to highway E4 and the East Coast Line railway.
- Home to Sweden's largest intermodal terminal that connects to Gävle harbour, Gothenburg port and Continental Europe.
- Excellent public transport connections with multiple bus routes and a local train station.
- Close to restaurants, shops, amenities, sports and leisure in nearby Rosersberg town centre.
- Occupiers in the area include Lidl, PostNord, DHL, Ericsson, Dustin, Optimera and Nokian.



Flexible logistics space

Verdion E4 Park Rosersberg offers 31,435 sqm of new, high quality logistics space.

Comprising four units ranging from 5,000 sqm to 9,500 sqm, the park is located on the E4 motorway connecting central Stockholm with Arlanda Airport. It offers modern highly specified, energy-efficient buildings, close to local transport links and the amenities of Rosersberg's town centre.



Multimodal transport links

The asset benefits from outstanding road, rail and air connections for local, national and international journeys.

City	Distance (km)	Travel Time (minutes)
Rosersberg Intermodal Terminal	0.75	1
Rosersberg Train Station	1.2	2
Arlanda Airport	7	5
Central Stockholm	33	28
Stockholm Årsta Kombiterminal	38	32
Uppsala	38	35
Södertälje	64	49
Kapellskär	87	1hr 9
Jönköping	353	3hr 50
Gävle	141	1hr 47
Gothenburg	498	5hr 25
Oslo	518	6hr 14
Copenhagen	686	7hr 43
Helsinki	481	11hr 20

Source: Google Maps

Navigation Address:

Brandbacksvägen 9, 195 95 Rosersberg



Local connections

In recent years, Rosersberg has strengthened its leading role as a location for last mile delivery, and with large distribution centres it will continue to be one of the best locations for e-commerce businesses serving the Stockholm region.



Masterplan



	DC1	APRILICE	DC3.1	DC3.2	Total
Warehouse including Technical Rooms (sqm)	7,228	4,034	7,883	7,165	26,310
Offices & Welfare (sqm)	413	227	477	319	1,436
Mezzanine (sqm)	963	746	914	1,066	3,689
Total	8,604	5,007	9,274	8,550	31,435
Dock Level Doors	7	5	8	9	29
Level Entry Doors	1	1	1	2	5
Bicycle Shelter	1	1	1	-	3
Car parking including accessibility and EV spaces	55	29	51	27	162



Masterplan not to scale. For indicative purposes only.

Specification

- 12m internal clear height
- 38m-deep yard (28m in concrete)
- FM-approved ESFR sprinkler system
- 50kN/sqm floor loading, 90kN per leg footplate
- 2.4m concrete plinth around the building exterior
- Floor flatness in accordance with DIN 18202 Table 3 Line 4
- 300 lux LED lighting in warehouse, storage and handling areas and 500 lux lighting in offices
- Heating to 17°C in warehouse, 21°C in offices
- Fitted offices and social areas provided with climate control
- Highly energy efficient building design

All buildings are located in a landscaped setting with trees, planting, outside shelters and seating. Bicycle parking with electric charging is designed into both facilities.



Sustainability and energy efficiency

- Highly insulated roof and façade ($U = 0.2 \text{ W/m}^2\text{K}$)
- Roofing prepared for photovoltaic energy generation
- Electric vehicle charging points for all units
- Targeting BREEAM Very Good sustainability rating

DHL, Copenhagen

Verdion has developed two Grade A logistics facilities near Copenhagen for DHL.

The first was completed in 2014 – over 15,000 sqm on a 4-ha strategic site in Greve, south of the city.

In 2018 we completed this second facility, the first building to be developed at Verdion iPark Copenhagen. The 12,000 sqm state-of-the-art building was developed specifically to support DHL's storage and distribution contract with one of the world's largest healthcare companies.



BMW, Malmö

In its first Swedish project, Verdion developed a new 27,000 sqm Grade A logistics facility for BMW at Verdion Logistics Park Malmö.

The €20 million new built-to-suit, Grade A logistics facility on an 8-ha site is used to store and distribute car and motorcycle parts.

Verdion Logistics Park Malmö is located just outside Malmö city on the edge of the town of Staffanstorp. Positioned at a junction of Highway 11, the site has a direct connection to Malmö and Copenhagen, as well as other European cities.

For all enquiries and commercial terms subject to tenants' requirements please contact:



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