

mics

Mechatronics Innovation Campus Schiedam

Rental Brochure
Van Heekterrein





Ecosystem for the technology and talent of tomorrow

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Grow your business

Mechatronics
Innovation Campus
Schiedam



The Power of MICS

Are you interested in doing business, learning, innovating and producing together? All of that is possible at the Mechatronics Innovation Campus Schiedam (MICS), the ideal location for pioneering mechatronics companies.

Here, companies, visitors, educational institutions and government bodies work together on the technology of the future. Cooperation, knowledge transfer and the availability of talent come together to create innovative power at this 42-hectare Campus development.

MICS offers leading companies in the manufacturing industry an (inter)national stage. Companies can strengthen one another within this unique ecosystem, thus increasing their own competitive strength. On top of that, the combination of industry, education, innovation programmes and a dynamic work environment serves as a magnet for the talented professionals of the future.



The Campus as an Ecosystem

The 'magic' of MICS lies in the physical proximity of industrial, educational and governmental institutions within a campus environment.

Meetings, knowledge sharing and cooperation between these various parties form the perfect recipe for innovation. This improves the competitive strength of all parties involved. Furthermore, the campus allows for the seamless integration of theory and practice. This, in turn, makes it easier to attract and retain both knowledge and talent. The result is an upward spiral of success. Who would not want to be a part of that?



Proximity, talent and cooperation: the driving forces behind innovation



Ready access to the tech talents of the future



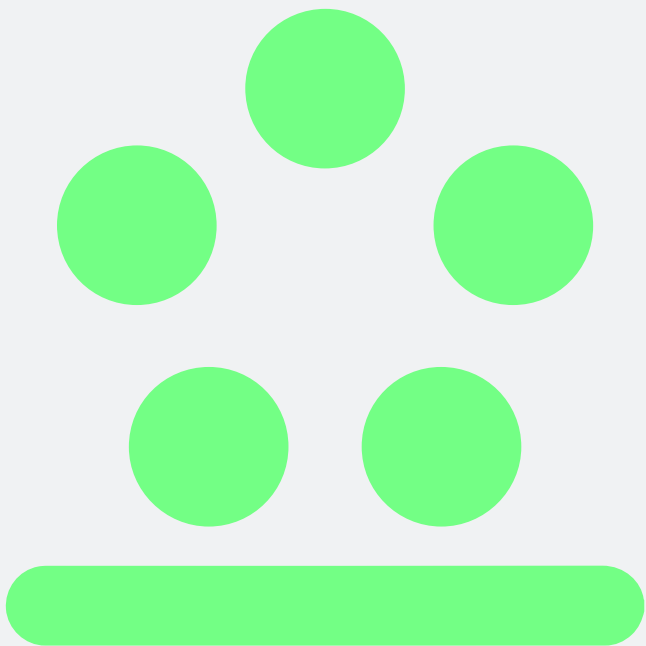
The sharing of knowledge between companies



An advantage thanks to innovation programmes



Future-proof entrepreneurship



An international stage for the mechatronics sector

MICS: the premier mechatronics hotspot

Location

Connected with the world

From the MICS campus, you can easily get to the rest of the Netherlands and the rest of the world.

Travel distance (by car) to:

- Schiphol International Airport 40 min
- Rotterdam The Hague Airport 10 min

Travel distance (via public transport) to:

- Rotterdam Central Station 20 min
- Amsterdam Central Station 1 u 30 min
- Utrecht Central Station 1 u 10 min

Availability of Talent

The area surrounding the campus has an impressive 3 million residents in a 30-kilometre radius. As such, this area offers great potential for attracting both young and experienced talent.

Some spots where such talent can be found include:

- Rotterdam University of Applied Sciences
- Erasmus University Rotterdam
- Delft University of Technology
- Leiden University
- Rotterdam Techniek College
- Lentiz
- Albeda College



Accessibility

The campus can easily be reached from the following motorways:

A20 A4 A13 A16

Schiedam and SchieDistrict

Schiedam occupies a central position in the metropolitan area of Rotterdam - The Hague.

The business park in 's-Gravelandsepolder is an important operating area in Schiedam, which makes it a key asset to the local and regional economy.

Schieveste

The development of the Schieveste residential area is bringing about a transformation in and around 's-Gravelandsepolder. The clear distinction between living (in the Schieveste area) and working (at MICS) will be retained, but both developments will complement each other to assure continued liveability and create a future-proof area.



**MICS is easily
accessible
regionally, nationally
and internationally.**

Project Area

MICS is a 42-hectare campus that lies at the heart of the most entrepreneurial region in the Netherlands.

The connection between MICS and the larger SchieDistrict, a developing area within the Schiedam municipality, will enhance this economic motor and create a location for businesses, educational institutions, governmental bodies and visitors to come together and thrive. This will act like a magnet to attract and retain talented personnel, customers and investors.



It is enveloped by beautiful green areas to relax in during your break.



The Van Heekterrein

One of the first subprojects within this planned area is the Van Heekterrein, located centrally within the campus grounds and directly adjacent to the Schie river.

A 9-metre wide strip between the Schie and the Van Heekterrein is being set up as a cycling and walking path. Entrances facing the Schie and transparent facades will ensure an attractive and dynamic 'open' relationship between the outdoor and indoor areas. The result is a showroom which will allow companies to show visitors a portion of their production environments.



Specifications of Hybrid Building Unit

The turnkey building units will have the following specifications by default:

General

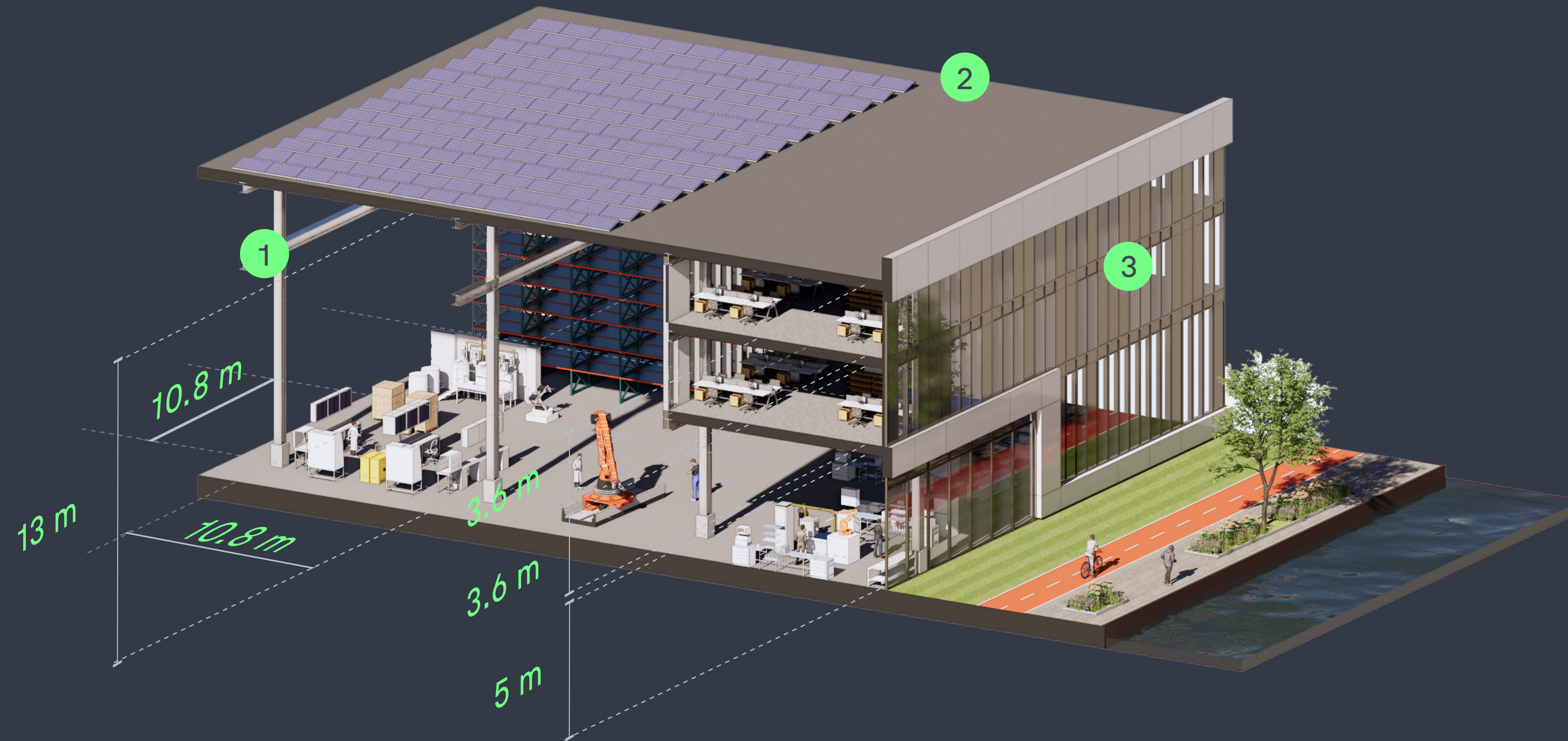
- No gas & BENG;
- Designed in accordance with the Design for Disassembly principles.

Utilities

- Current electric connection;
- Current sewer and water connection;
- Energy-efficient lighting, 500 lux by default; can be expanded to 1000 lux;
- Emergency lighting;
- Fire hose reels;
- Rainwater drains.

Other features

- Free height of 13 metres;
- Free span of 21.60 metres (full width);
- Concrete floor on ground level, max load 4,000 kg/m².



1 Structure

- The foundation and steel structure feature all facilities required for additional floors, pavilions and cranes.

2 Roof

- The steel roof structure features PIR insulation with an RC value of 6.0 and PVC roof cladding;
- The roof is equipped with permanent fall protection and safe access;
- The roof is suitable for solar panels.

3 Facades

- The facades consist of steel sandwich panels with an RC value of 4.5 interspersed with glass curtain walls to create an open look;
- The building has two logistical loading docks including a loading bay and a single overhead door;
- Advertisement is permitted in consultation with the campus management and architect.

Located within lovely green surroundings, the entrance on the Schie side of the building leads into the spacious hall.



A top-level sector
deserves an optimal
work environment
that gets the best out
of your employees

Hybrid Work Environment

The engineering and production side of things flow with one another seamlessly, ensuring optimal interaction.

The modern production environment is fully hybrid with automated production lines as well as office spaces. This environment contributes to optimal interaction between engineering and production. After all, clever minds and skilled hands should always be able to supplement one another. The buildings are flexible, which means all spaces can be furnished for use as production areas, cleanrooms or offices. Moreover, the available floor space can easily be expanded by adding additional floors.



The workplace of the future, with a focus on collaboration and innovation.



MICS: The Next Step

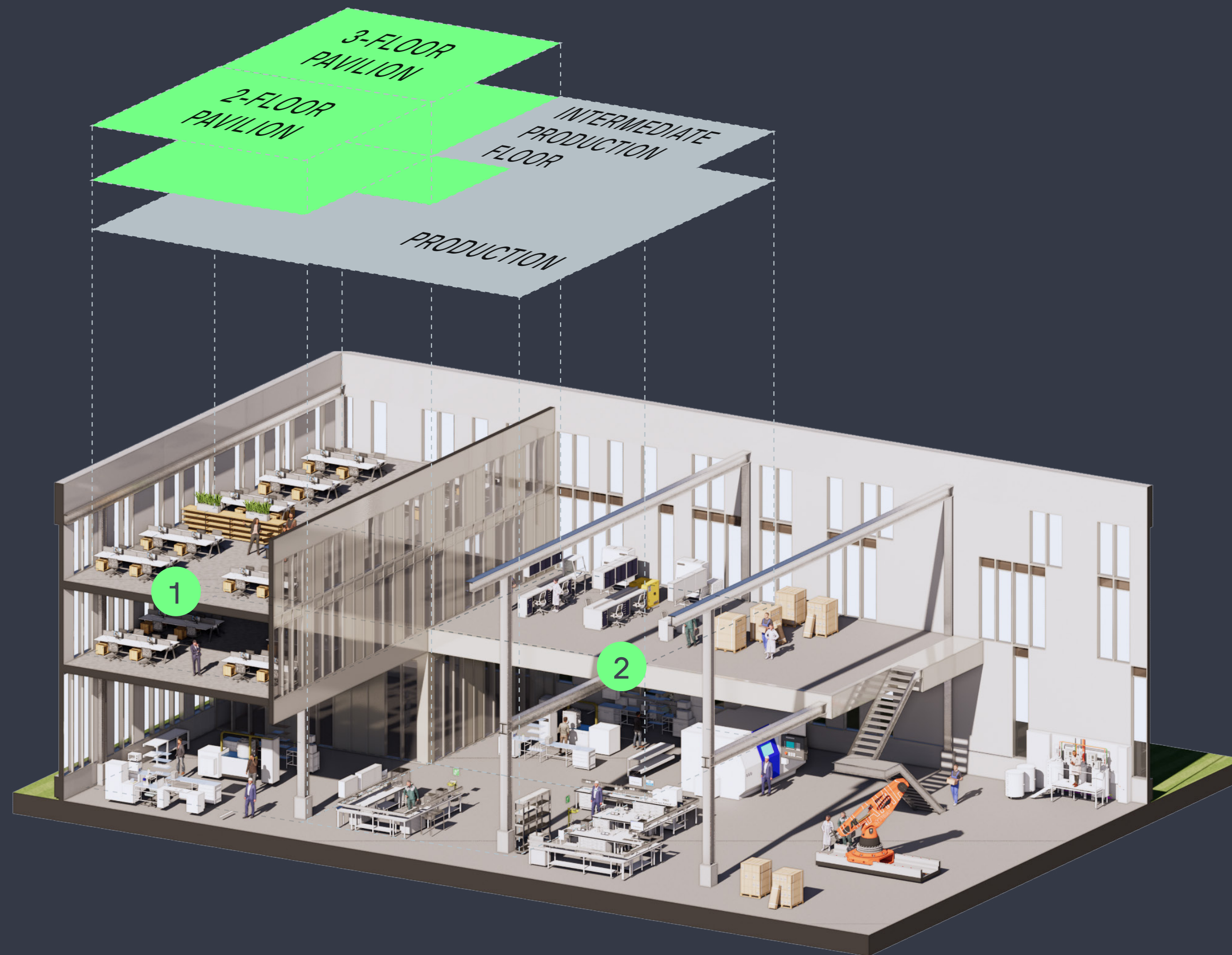
MICS aims to accelerate the development of mechatronics companies by offering optimal hybrid work environments such as tailored spaces that companies can use to flexibly lay out their production processes. By making parts of the process visible to the public, the locations will simultaneously serve as a showroom for the high-tech manufacturing industry.



In addition, the MICS campus is working to achieve an inspiring and challenging environment where employees can enjoy themselves, network and relax next to their work.

Specifications of the Integrated Module

The basic modules (office, R&D, etc.) have the following default specifications:



Electrical and Mechanical Installations

The integrated modules feature the following basic electrical and mechanical installations:

- 500 lux default lighting; can be expanded to 1000 lux;
- Electric connection for office space;
- Floor pods;
- Facilities to enable a pantry;
- Heating and cooling;
- Ventilation (both ways).

1 Integrated Modules

- The integrated modules are equipped with all basic finishes, including wall finish, window frames, flooring, light fixtures, etc.
- The modules have a max floor load of 250 kg/m².
- The modules are prefab, meaning that lead times for delivery are short and it takes little time to install them in the buildings. This is a quick, clean method of working.

2 Permanent Floor

The parties involved are assessing the benefits of a potential double-floor construction. If we ultimately settle on a single floor, the building units can optionally be provided with a full intermediate floor:

- Maximum column spacing 21.60 in case of one floor, 10.80 for double floors (single row at the centre of the building);
- Steel structure featuring precast floors (and top floor) with a maximum load capacity of 1,000 kg/m².



Campus Management

The success of this ecosystem hinges on proper campus management.

The campus management has an important connecting and mediating role. Management stimulates innovation, business growth and interaction within the campus in countless ways. Their focus is on facilities management (real estate, rental, shared amenities, security, etc.) and business development (acquisition, knowledge transfer, innovative improvements, public activities, marketing, etc.). This will result in a pleasant working and learning environment with plenty of room for innovation.

A cooperative including all leaseholders, owners and users of the MICS buildings will be set up to properly structure the campus management process. The yearly campus contribution will be calculated based on the number of square meters of production and/or office/R&D space.



Shared Facilities

Sharing is the new multiplying and this is no different at MICS.

MICS offers all that is required for a pleasant production and business environment. To help users save costs, energy and worries, the campus offers shared facilities:

- Campus management
- Cafeteria & catering
- Restaurant
- Meeting spaces & conference rooms
- Flexible workstations
- Custodian
- Clever security
- Smart infrastructure

A cooperative will be set up to properly structure the campus management process.



Do you want to know more about renting property at the Van Heekterrein?

Please contact us via info@mics.nl or visit the website www.mics.nl

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MICS is developed by SDK Vastgoed

Environment for the innovation of tomorrow

