Atlas

Part of Mechatronics
Innovation Campus Schiedam

Grow your business and talents

- An ecosystem of businesses, education and governments
- A breeding ground for technical talent
- Excellent accessibility
- 42 hectares of growth potential

MICS Mechatronica Innovation Campus Schiedam

Exterior impression Atlas

MICS: the innovation campus for mechatronics

The hotspot for technical talent and advanced manufacturing

In the industrial heart of the Netherlands, located between Rotterdam and Delft, the Mechatronics the Mechatronics Innovation Campus Schiedam — MICS — will take shape in the coming years.

Together with the Municipality of Schiedam, SDK Real Estate is transforming an existing 42-hectare business park into a sustainable, green and open campus where mechatronics businesses, knowledge institutions, and talents of all ages come together, learn, and innovate collaboratively.

MICS offers ideal conditions for collaboration at the intersection of mechanics, electronics and computer science. The ambition is clear: MICS aims to become the leading international platform for mechatronics.

The ecosystem is already well underway, with companies such as Boers & Co, Metrohm and FMI, alongside educational and knowledge institutions including Craft Education, Mikrocentrum, the Expertise Centre for Precision Technology and the Business Innovation Centre of Rotterdam University of Applied Sciences.

Thanks to its location along the A20, close to the Schiedam Intercity railway station, the metro and Rotterdam The Hague Airport, MICS is easily accessible for partners from across the Netherlands and beyond.

Through the development of its buildings, MICS creates an innovative working environment with flexible work and learning spaces, shared facilities and a strong focus on technology and collaboration. This is where the mechatronics of tomorrow are being built. Following Omega, Atlas is the second new building to be constructed on campus.

Want to know more about the MICS campus? Take a look at the MICS general brochure.

Overview of the MICS-site

At MICS, organisations and talent can grow. Join our growing ecosystem!

Location and accessibility

From the MICS campus, you're connected to the rest of the Netherlands and the world. Over 3 million people live within 30 kilometres of MICS.

Travel time by car:

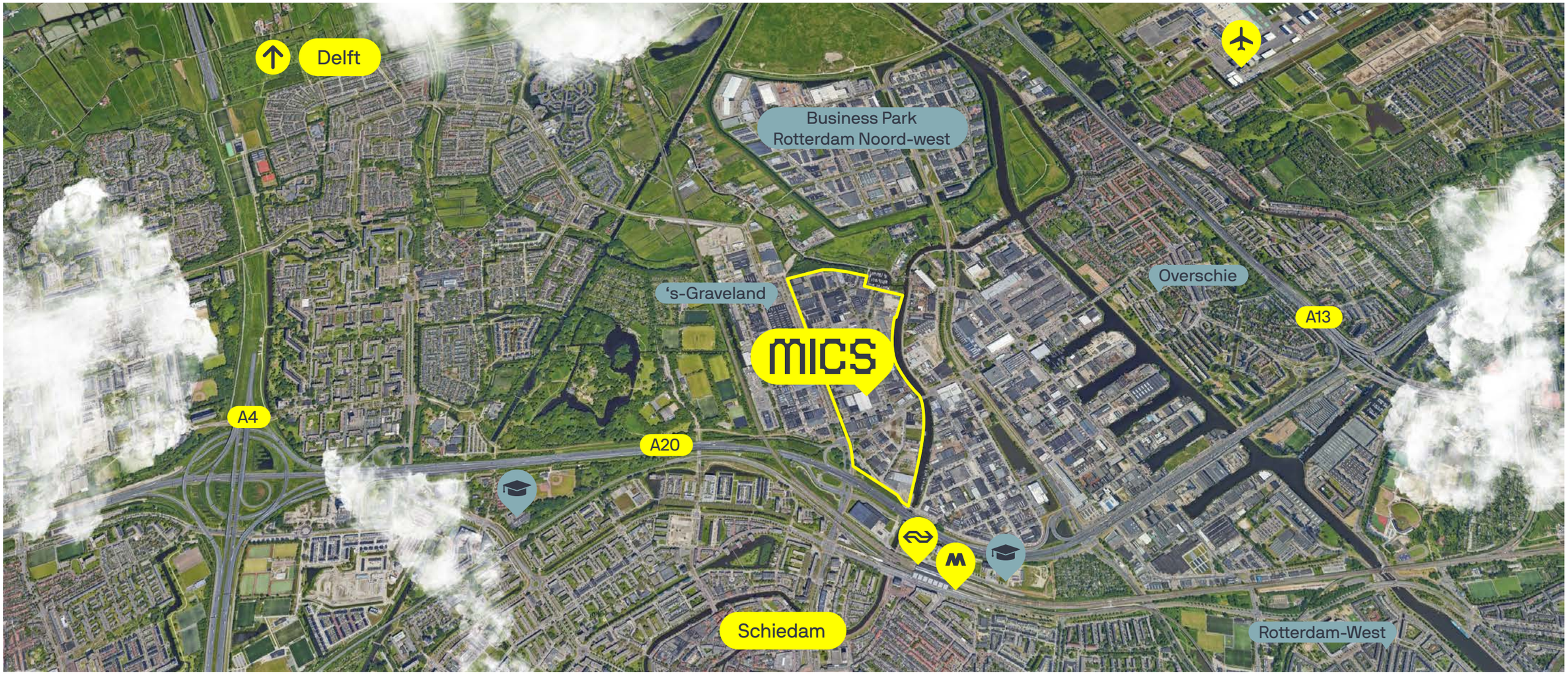
- Schiphol Airport 40 min
- Rotterdam-The Hague Airport 10 min

Travel time by public transport:

- Rotterdam Centraal 15 min
- Delft 20 min
- The Hague Centraal 30 min
- Leiden Centraal 30 min
- Schiphol Airport 45 min
- Utrecht Centraal 55 min
- Amsterdam Centraal 60 min

The campus has direct access to the following highways:

A20 A4 A13 A16



Site plan MICS-site

The Advantages of MICS

MICS provides the perfect conditions for collaboration among players in the mechatronics industry. Several mechatronics businesses are already located on-site, and the ecosystem continues to grow. It's convenient location along the A20 motorway, near Schiedam intercity railway station, the metro, and Rotterdam-The Hague Airport, is a major advantage. Moreover, with 42 hectares of space, there's plenty of room for growth. Work and learning environments are being developed here that encourage optimal innovation and collaboration.

Talent

- Maximum labour potential: over 3 million residents within 30 km.
- Academic and practical education nearby: Delft University of Technology, Techniek College Rotterdam, Rotterdam University of Applied Sciences, Erasmus University Rotterdam, Albeda College Rotterdam, and The Hague University of Applied Sciences.
- Existing programs on MICS: Mikrocentrum, Rotterdam University of Applied Sciences, Precision Engineering Expertise Center, and Craft Education.

Location

- Located in the industrial heart of the Netherlands.
- Strategically positioned on the knowledge corridor between Leiden, Delft, and Rotterdam.
- Adjacent to the A20 and near the A13, A4 motorway, Schiedam intercity station, Rotterdam metro, and Rotterdam-The Hague Airport.

Key features

- Prominent businesses such as Boers & Co, Metrohm, Battolyser, and FMI are already part of MICS.
- 42 hectares developed into a sustainable campus focused on collaborative innovation.
- Space for a mix of workstations and production facilities.
- Buildings with flexible layouts that can grow with its users.
- A dedicated campus cooperative with shared facilities such as meeting rooms, hospitality services, events, and recreation.
- An ecosystem focused on talent, knowledge sharing, and innovation.

Projects within MICS

Welcome to Atlas

Where high-tech and collaboration come together

Following the successful completion of building Omega for Metrohm in early 2025, the Mechatronics Innovation Campus Schiedam (MICS) enters a new phase. This phase centres on the realisation of Atlas.

This modern industrial building offers approximately 24,000 m^2 of space and is located directly along the river Schie, next to the future ONS Square. Here, innovation is given room for growth - both literally and figuratively.

Atlas is designed as a home for forward-thinking manufacturing companies in mechatronics, the discipline where mechanics, electronics and computer science converge.

Companies such as Boers & Co Precision Solutions are establishing themselves here in an environment purpose-built for collaboration, flexibility and sustainable growth.

Shared meeting rooms, hospitality facilities and open work floors create a vibrant working environment. Smart ideas and technological innovation come together naturally. From the outside, the building clearly shows what skilled hands and sharp minds are working on inside.

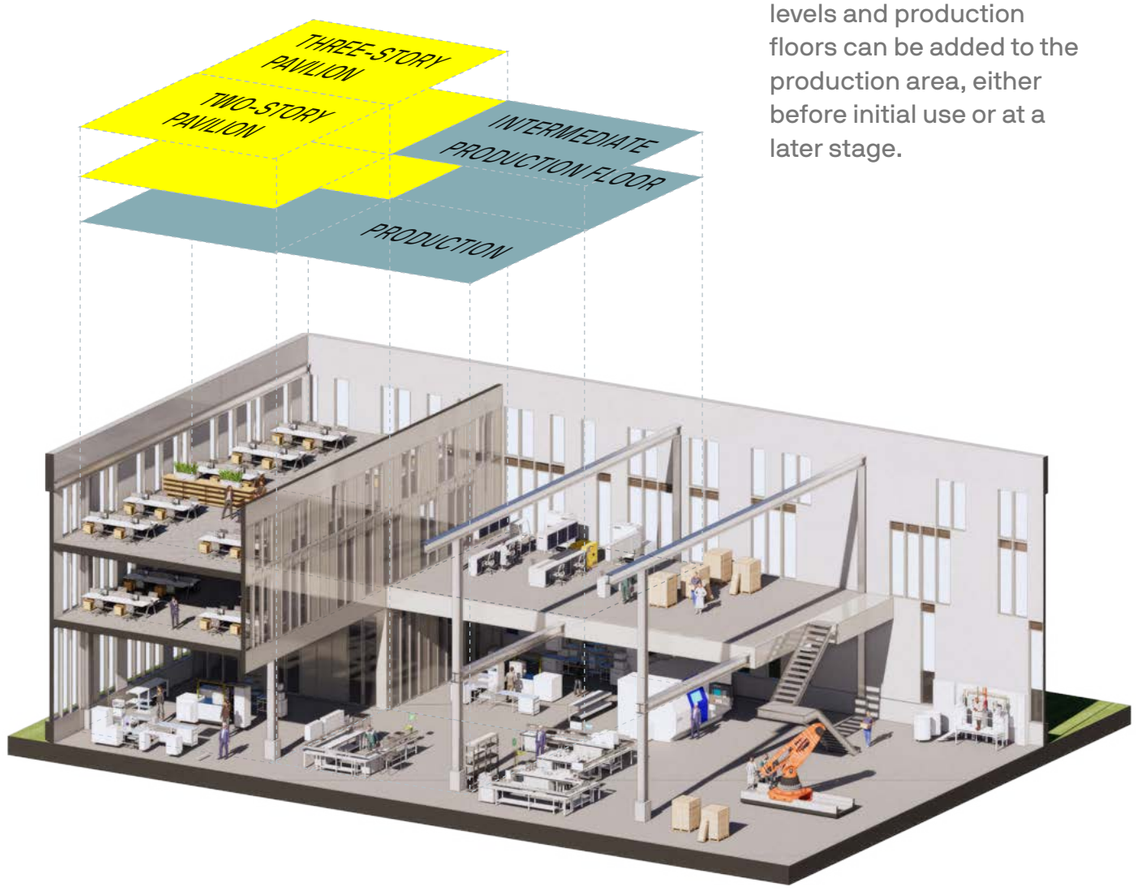
Atlas is therefore not just a place to work, but a recognisable and outward-facing symbol of the modern manufacturing industry.

Room for ambition

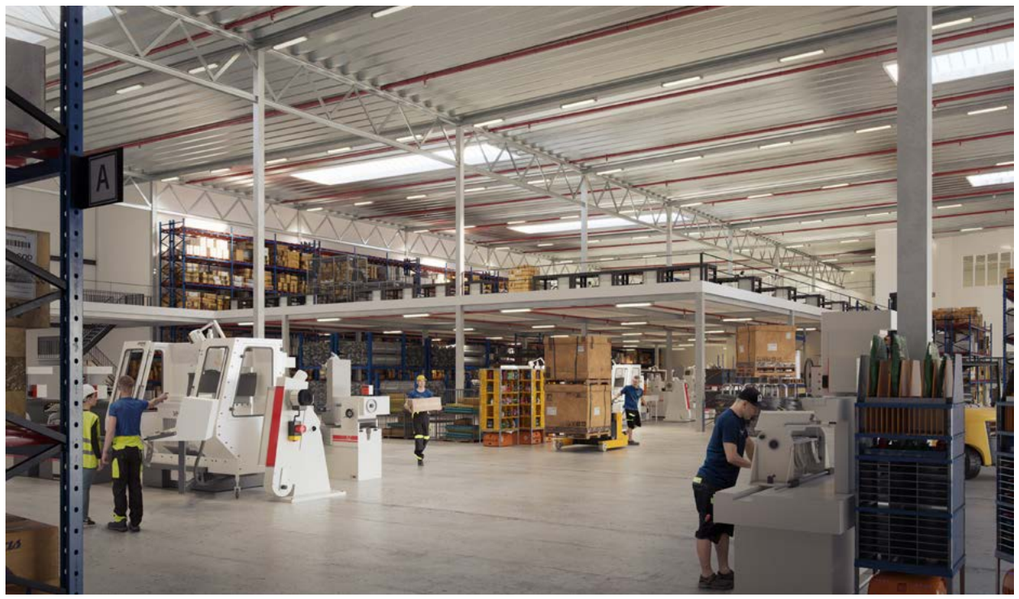
This flexibility makes Atlas ideally suited to companies with a long-term vision. It is the place for organisations seeking an innovative, high-quality and sustainable working environment that can evolve alongside their ambitions.

Space allocation

- Industrial space: from 2.100 m^2 up to a maximum of 6.600 m^2, ideal for production, assembly or R&D.
- Office space: From approximately 900 m^2, distributed across the first and second floors. The office spaces are modern, bright and fully equipped with the comfort required for contemporary and hybrid working.



Additional workstations levels and production floors can be added to the production area, either before initial use or at a later stage.



Organisations must be able to respond to change, and buildings must do the same. The buildings at MICS have therefore been designed with adaptability in mind.

Thanks to Atlas's modular construction, spaces can be easily adapted to changing operational requirements. Production floors and office spaces can be added, removed or exchanged as business needs evolve — either before occupation or at a later stage.

Whether expanding office capacity, adding production space or optimising logistics flows, Atlas supports growth and transformation. The building grows with its users.

In addition, MICS offers an inspiring and dynamic environment where employees enjoy spending time, networking and bringing out the best in themselves and in one another.

An investment in quality and continuity

Establishing your organisation in Atlas means more than simply leasing space. It means becoming part of the MICS ecosystem, where companies, students and researchers work together on smart, forward-looking solutions.

Available from

Q1 2028

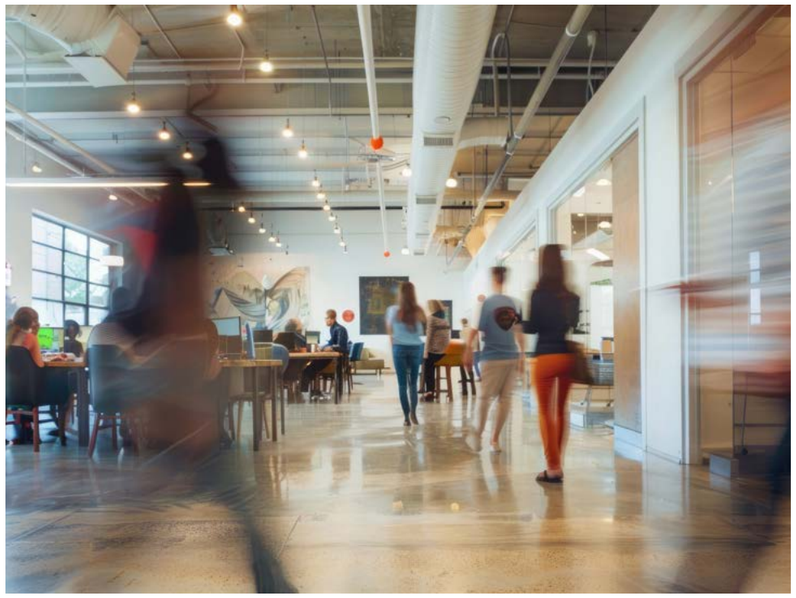
Rental price

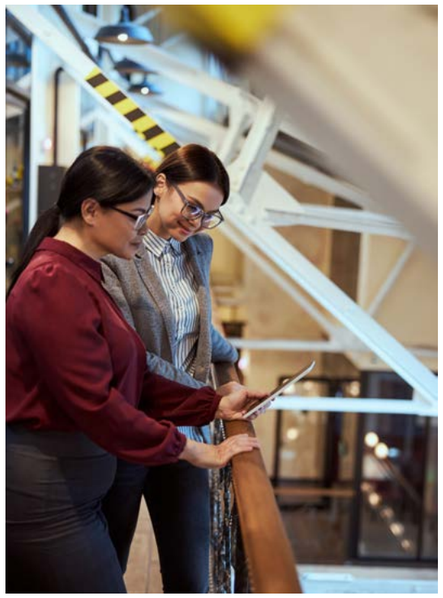
Upon request

Depending on the layout, intended use and specific requirements.

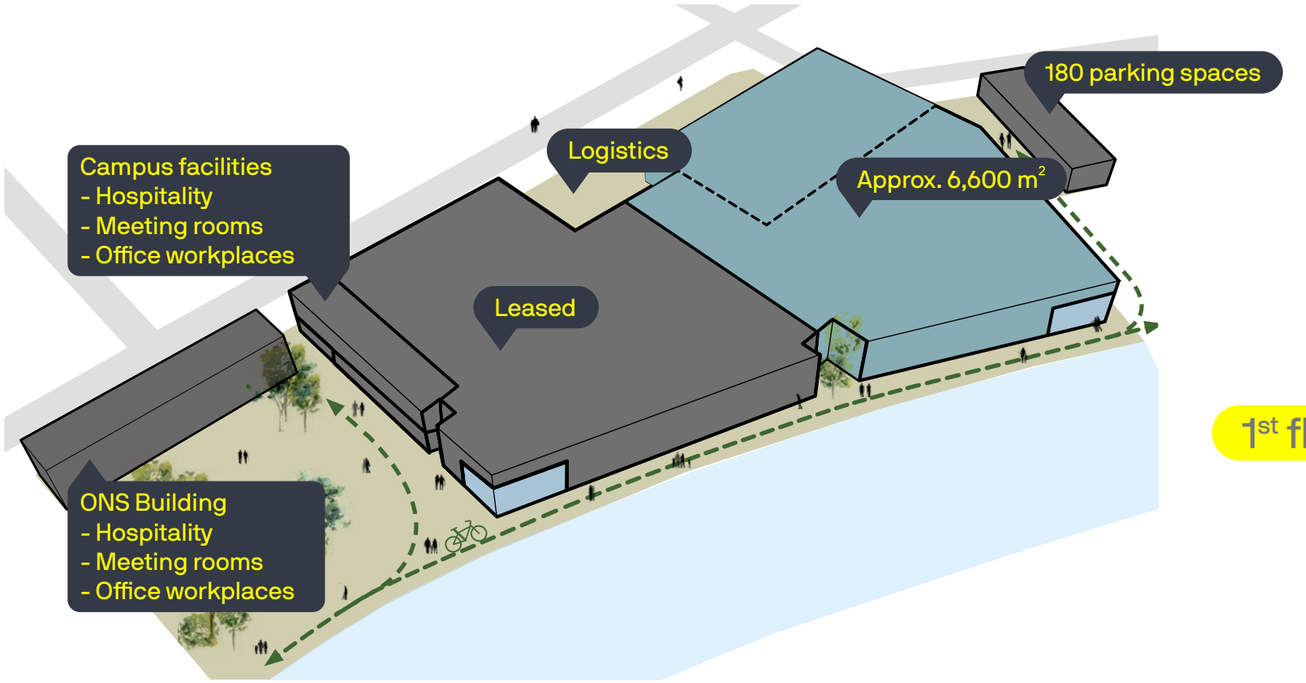
By operating within this ecosystem, organisations benefit from faster innovation cycles, greater agility and an environment in which talent can develop. This enables organisations to remain competitive, grow sustainably and jointly shape a future that is increasingly intelligent, autonomous, sustainable and connected.

In short, Atlas is not a standard commercial building, but a strategic hub for innovation, talent and collaboration. Thanks to shared facilities, a smart building structure and a sustainable design, Atlas provides everything organisations need to grow, innovate and excel at the heart of the technological manufacturing industry.





The space

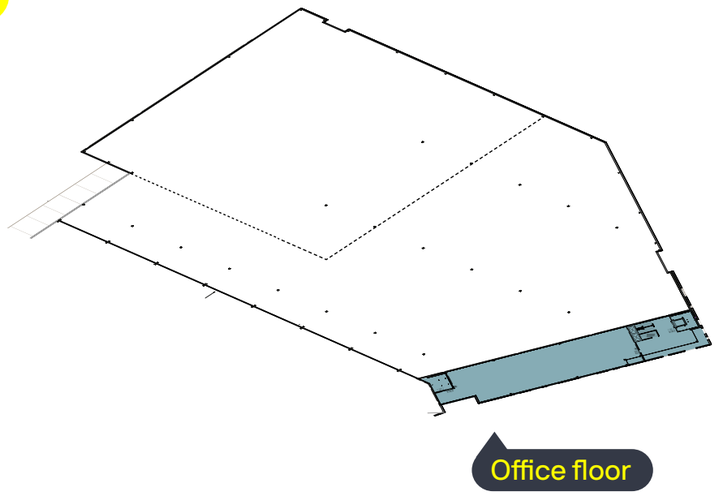


Atlas offers high-quality space for ambitious organisations. At present, approximately 6,600 m² remains available, making it an ideal location for companies seeking to grow within a future-oriented and sustainable working environment.

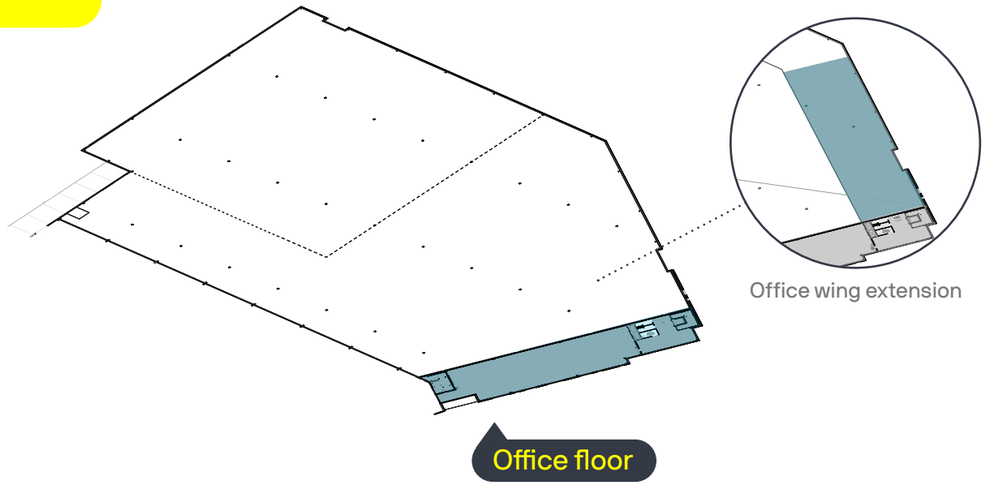
Atlas provides, among other things

- Large open spaces suitable for production
- Workplaces with abundant daylight
- Modular facilities such as restrooms, showers and pantries
- A logistics yard including loading docks
- Flexible layout options aligned with business processes and ambitions
- Hospitality and meeting rooms that are always available without the need for in-house organisation

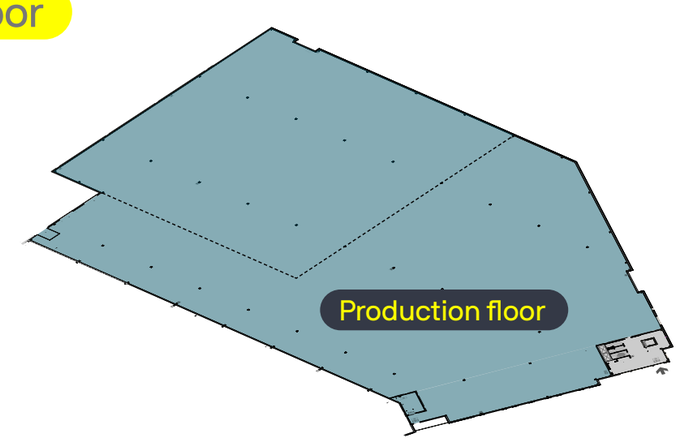
2nd floor



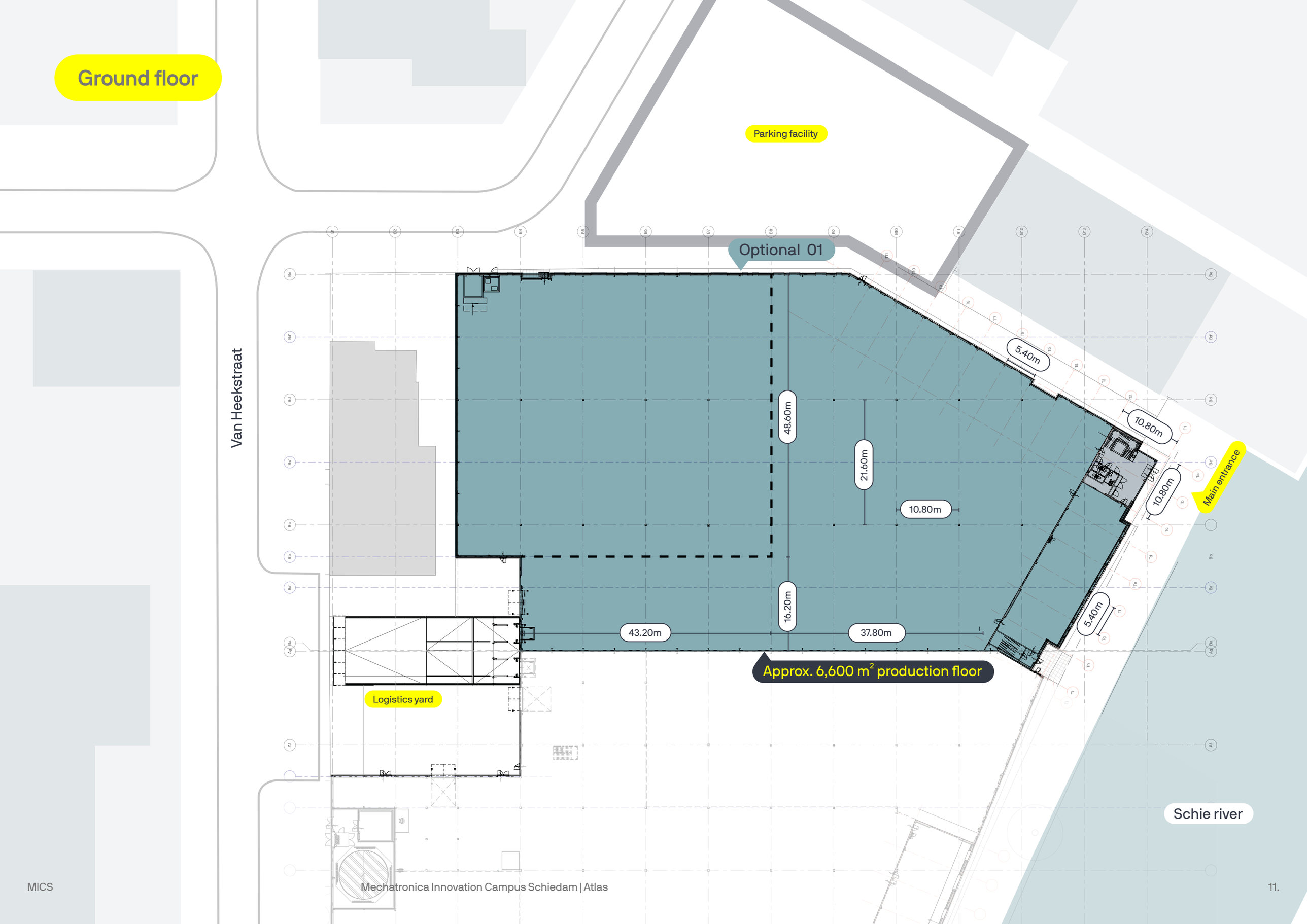
1st floor

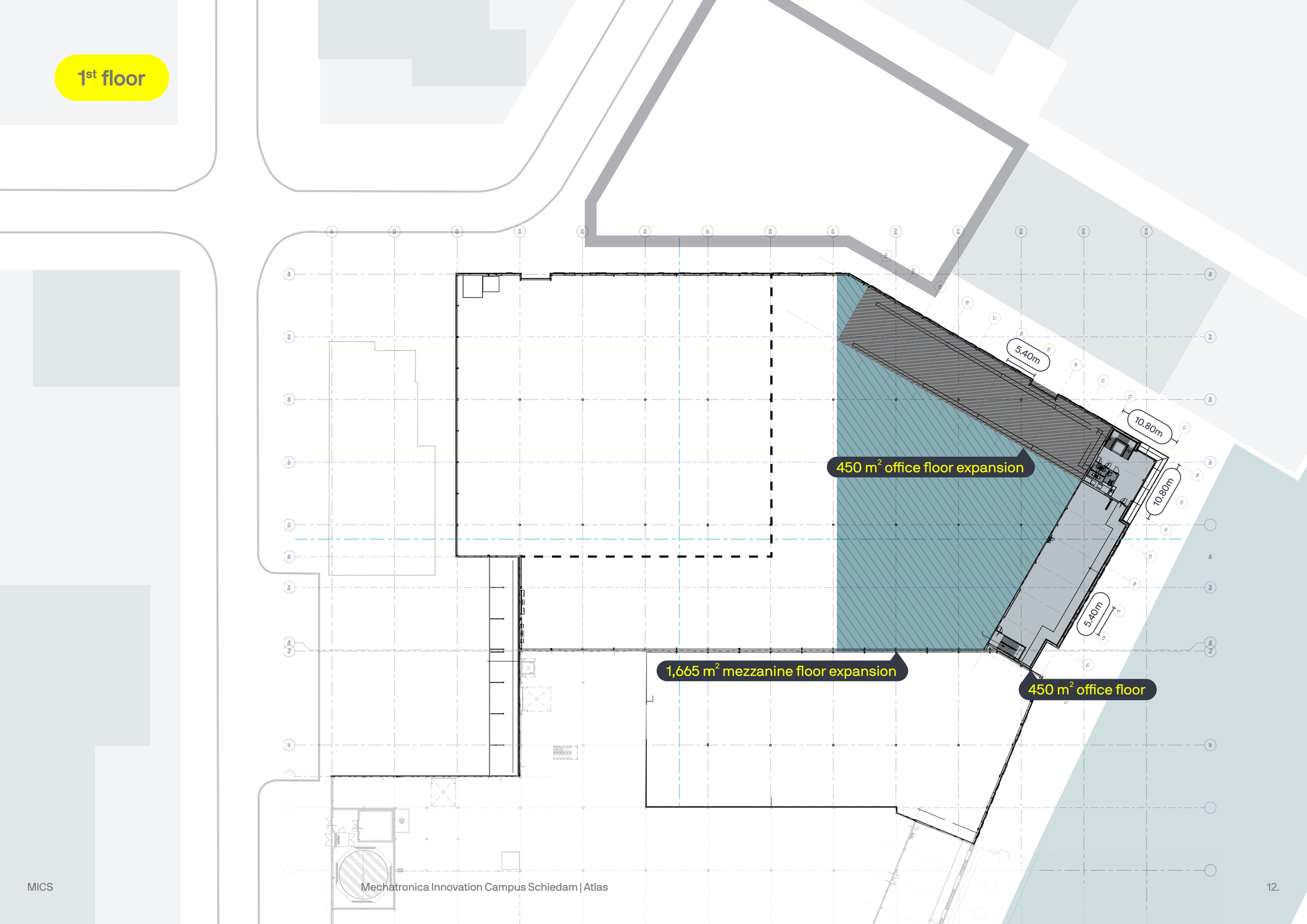


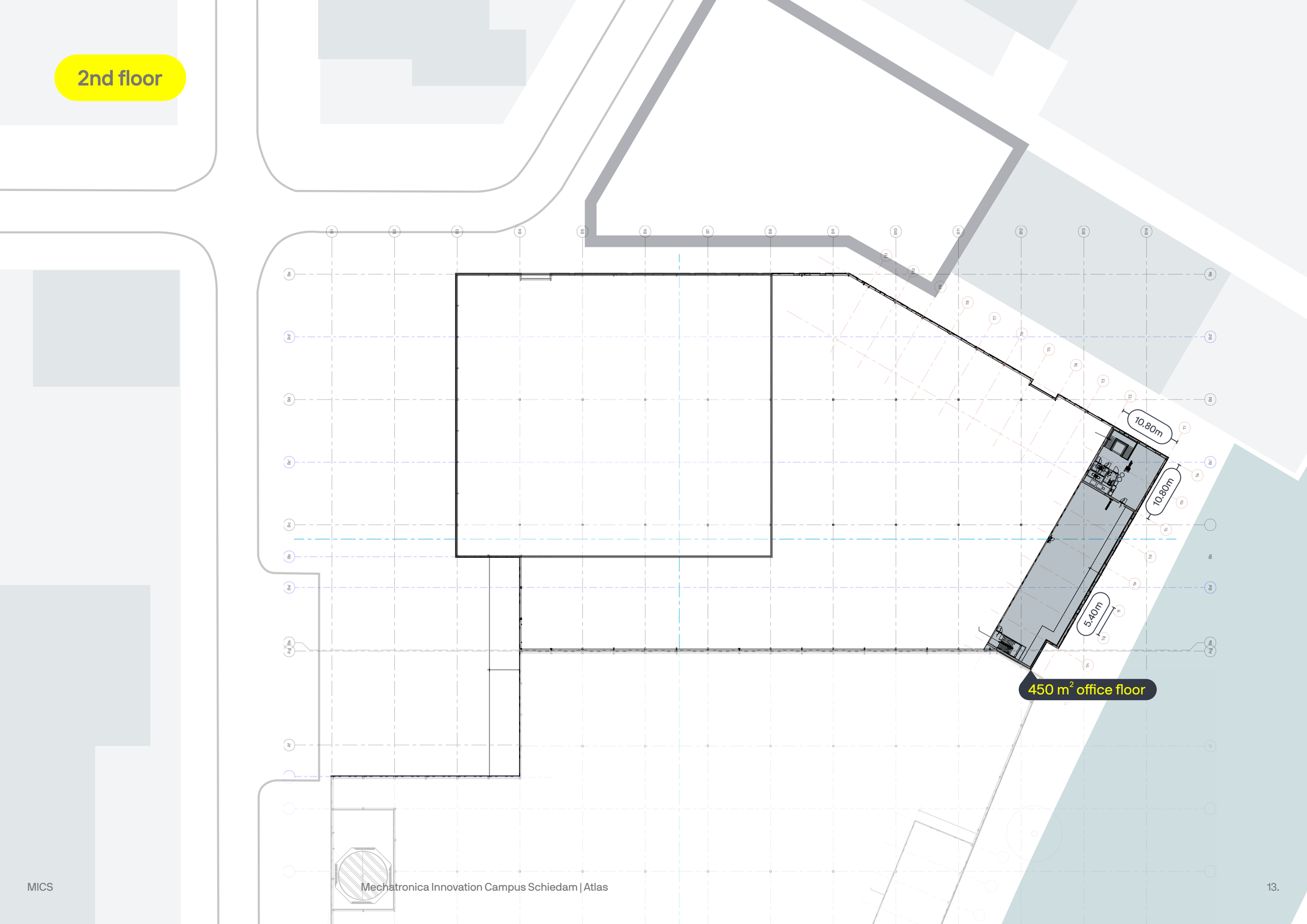
Ground floor



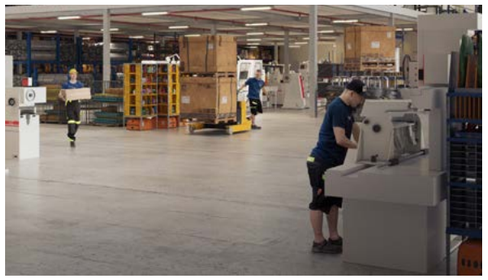
Ground floor




1st floor
450 m² office floor expansion
1,665 m² mezzanine floor expansion
450 m² office floor
5.40m
10.80m
10.80m
5.40m


2nd floor
10.80m
10.80m
5.40m
450 m² office floor

Building specifications



Industrial space

Clear height
12.2 metres

Column grid
10.80 x 21.60 meters

Floor load capacity
4,000 kg/m^2

Sprinkler system
ESFR sprinkler installation with evacuation system

Loading dock
1 unit, 3 x 3 metres, equipped with dock leveller

Overhead door
1 unit, 4 x 4.3 metres, electrically operated

Lighting
500 lux, expandable to 1,000 lux

Office space

Clear height
2.8 metres

Column grid
10.80 x 10.80 metres

Floor load capacity
250 kg/m^2

Sprinkler system
ESFR sprinkler installation with evacuation system

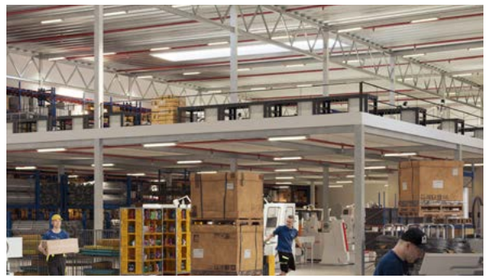
Lift
1 passenger lift

Heating and cooling
Mechanical ventilation and light heat pump system with partial underfloor heating

Floor finish
Carpet tiles

Facilities
Cable trays for power and data

Sanitary facilities
Separate toilet facilities and a pantry unit on each office floor



Mezzanine

Clear height
6.4 metres

Column grid
10.80 x 21.60 metres

Column grid beneath mezzanine
10.80 x 10.80 metres

Floor load capacity
1,000 kg/m^2

Sprinkler system
ESFR sprinkler installation with evacuation system

Lighting
500 lux, expandable to 1,000 lux

Outdoor areas

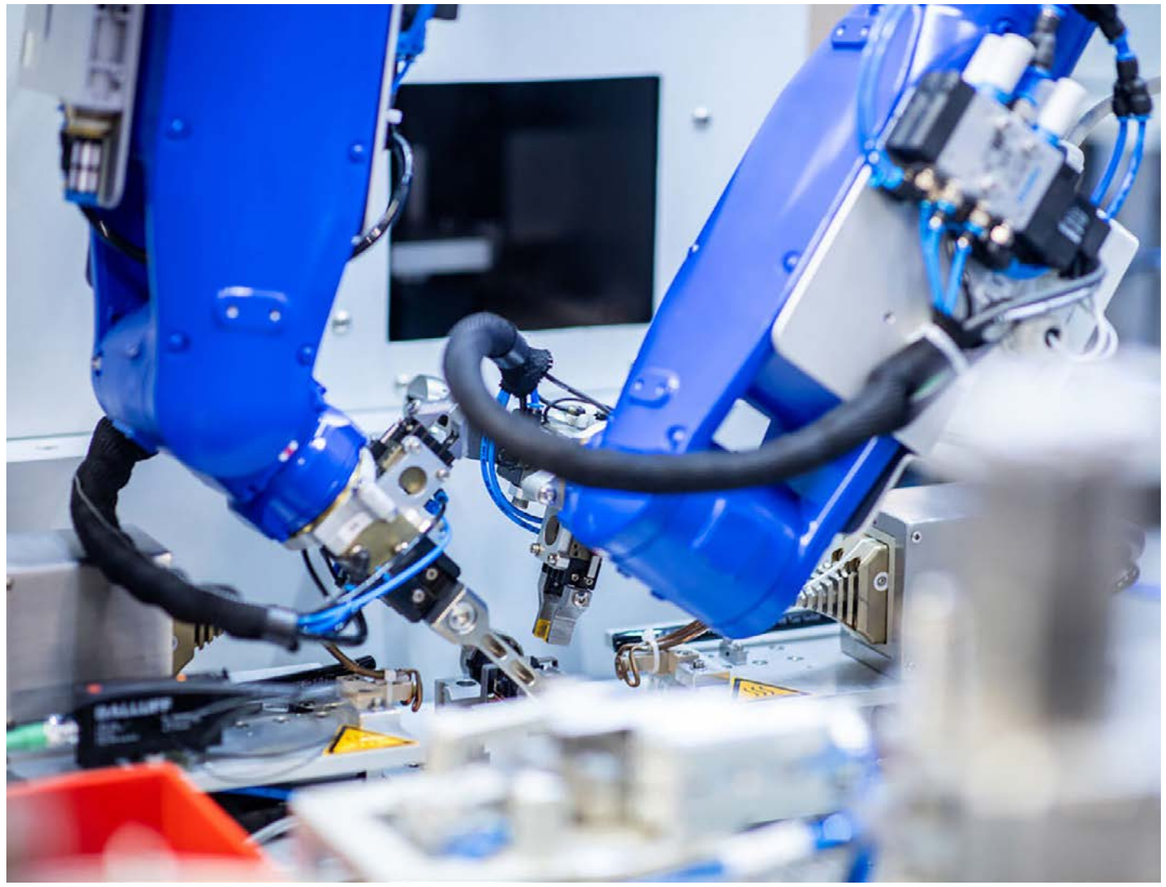
Bicycle parking with charging facilities for electric bicycles

Parking facilities including charging points

Loading pit and dedicated loading and unloading zone

The potential of mechatronics

Mechatronics is at the core of everything that moves. It blends mechanics, electronics, and computer science and is used to design, build, and operate smart machines. Think robotic arms for medical procedures and production lines, as well as devices like drones and 3D printers.



Smart technologies are transforming our daily lives, strengthening our economy, and helping to tackle societal challenges. That's why the mechatronics field continues to evolve at a rapid pace. As everything becomes more connected, collaborative, and automated, we're entering a fourth industrial revolution.

Several factors are essential for advancing the sector: young talent and experienced professionals, knowledge sharing, joint investments in innovation programs, ideal production environments, and physical space. All of these elements are coming together at MICS.

Become part of this growing ecosystem:

albeda
Battolyser Systems
BOERS & CO SINCE 1895
CRAFT Education®
EXPERTISE CENTRUM PRECISIETECHNIEK
gemeente Schiedam
HOGESCHOOL ROTTERDAM Kenniscentrum Business Innovation
MBO PRECISIE-TECHNIEK.nl
Metrohm Applikon
MIKRO CENTRUM at the heart of hightech
Beethoven Zuid-Holland
HiDelta! magneet voor duurzame groei
METROPOOLREGIO ROTTERDAM DEN HAAG
provincie Zuid-Holland
SD SCHIE DISTRICT
FMI

MICS Campus Cooperative

Organisations that settle at MICS automatically become members of the MICS Campus Cooperative.

The cooperative plays a central role in developing a strong ecosystem for the mechatronics sector. It promotes collaboration between businesses, educational institutions, and governments with the aim of accelerating innovation and strengthening the sector's competitive position.

The cooperative also takes care of campus management. This includes overseeing shared facilities such as meeting rooms and company restaurants, providing collective services such as security, and organizing relevant networking and knowledge events. These provisions allow organisations to focus on their core activities within a professional and well managed working environment.

Benefits of the MICS Campus Cooperative:

Active member participation
Members influence policy and strategic decisions through general meetings.

Encouragement of collaboration and knowledge sharing
The cooperative facilitates encounters and connections, laying the groundwork for innovation and knowledge exchange

Innovation support
The cooperative initiates and supports programs that help businesses remain forward-thinking and competitive.

Sustainable campus

All buildings on the MICS campus are developed with a sustainable future in mind. They meet the highest standards, including BREEAM Excellent certification, an Energy Label A++++, and alignment with regulations such as the EU Taxonomy, CSRD (Corporate Sustainability Reporting Directive), and GRESB (Global Real Estate Sustainability Benchmark).

Thanks to smart construction techniques and sustainable energy generation, the carbon footprint is kept to a minimum. MICS is a place where people can work safely and healthily — now and for generations to come.

BREEAM NL

Building Research Establishment's Environmental Assessment Method (BREEAM) is the world's leading method for assessing the sustainability of projects in the built environment.

GRESB

GRESB (Global Real Estate Sustainability Benchmark) is an independent benchmark that assesses and compares real estate funds and portfolios worldwide based on their sustainability performance.

CSRD

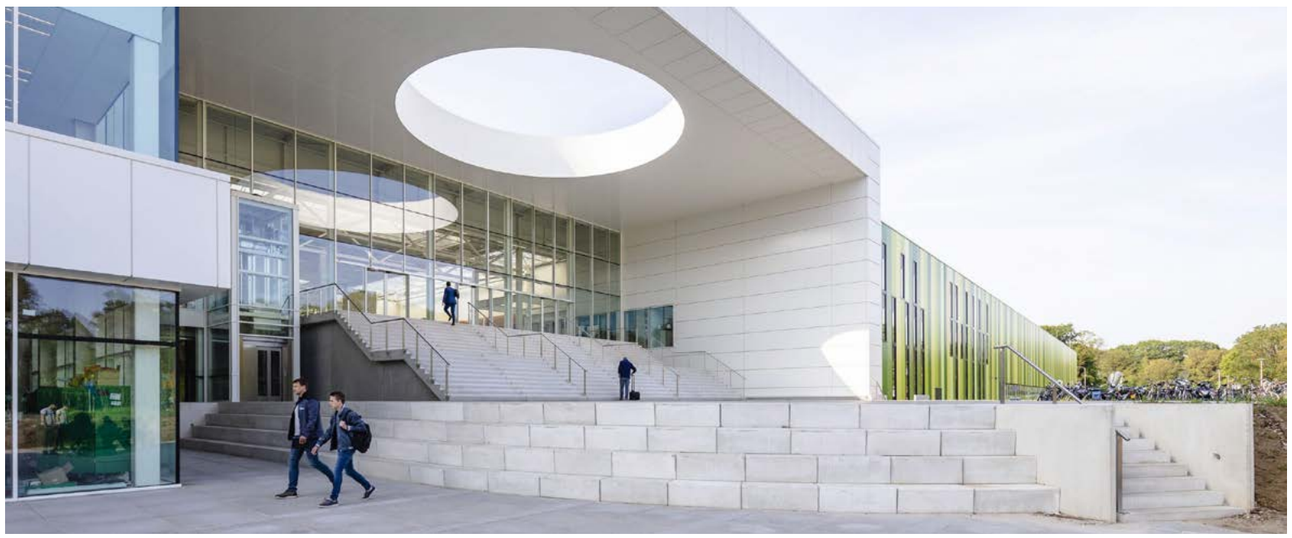
The CSRD (Corporate Sustainability Reporting Directive) includes reporting requirements that an increasing number of organisations must comply with. Proper preparation from the outset is essential.

MICS: a development by SDK Vastgoed

With a proven track record at, among others, the Brainport Industries Campus (BIC) and Strijp-S, we dare say we know what it takes to create thriving ecosystems. With MICS, we build on proven successes to take the campus concept to the next level.

Brainport Industries Campus (BIC)

At this high-tech manufacturing campus, more than 4,000 people from over 50 organisations collaborate under one roof in this 100,000 m^2 factory of the future.



Strijp-S

A former industrial area is being transformed into a thriving ecosystem for technology, design, and knowledge. An inner-city district with mixed-use functions in the centre of Eindhoven. A key location in Eindhoven for the new economy.

We create space for tomorrow by shaping living environments where others can realize their dreams.

SDK Vastgoed

The ecosystem where we're building...

...tomorrow's technology and talent.

Want to know more?

We're happy to help. Email us at info@mics.nl or call +31 (0)85 560 05 20. More information about MICS is available at mics.nl.

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Developer

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Part of VolkerWessels

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