



Source: LGV - Agency for Geo-Information and Surveying

PROPERTY HERMANN-WÜSTHOF-RING (SOUTH)

District of Bergedorf, quarter of Allermöhe

KEY FIGURES

Object ID	5150
Object type	Commercial building areas
Property area in m ²	3.725
Availability	immediately
Development plan	Allermöhe 27
Designation	GE IV - GH 20,0 - GRZ 0,8 - GFZ 2,2

TRANSPORT CONNECTION

Hamburg city centre	11 km
Travel time by foot to the nearest bus stop	1 min
Travel time by foot to the nearest railway station	26 min
Travel time by U-Bahn/S-Bahn to the nearest mainline station	13 min
Travel time by car to the nearest motorway link	4 min
Travel time by car to Hamburg Airport	36 min

This property is offered by:

HIW Hamburg Invest Wirtschaftsförderungsgesellschaft mbH
 Tel.: +49 40 22 70 19 0 Fax: +49 40 22 70 19 13
 mailto:info@hamburg-invest.com www.hamburg-invest.com

LOCATION

The district of Bergedorf

Bergedorf offers all essential services and local supplies to its almost 130,000 residents and over 8,000 companies in a city of short distances. The historic old town, the castle, a lively restaurant scene and the maritime flair at the town harbour, as well as many canals, near-natural waters and interesting cultural events provide ample opportunities for leisure and recreation. New residential areas are currently being developed, such as Oberbillwerder, an urban quarter in the countryside. This district combines a dynamic atmosphere and a high quality of life.

By 2021, a new R&D park comprising around 20 ha will be built close to the motorway to complement the Life Science Campus of the University of Applied Sciences (HAW) and the existing institutes at Schleusengraben (Energy Campus, Fraunhofer IAPT, GALAB Laboratories). Research and development activities will focus on wind energy, 3D laser technology, energy storage, optical technologies, and grid integration. The companies to be relocated here will be able to benefit from their proximity to science and research as well as education and training.

The district is also characterised by its favourable location and excellent transport infrastructure. Companies and investors alike can take advantage of a healthy economic structure with prospering medium-sized enterprises.

A traditional industry location, Bergedorf is today home to leading world market-oriented companies from the areas of mechanical engineering and metal processing as well as innovative companies from the life sciences sector. Due to its convenient location, numerous logistics companies have also settled in Bergedorf.

The location in more detail

The Allermöhe commercial area is one of the largest of its type in Hamburg outside the port district and is primarily dominated by large-scale commercial use. Around the Billwerder Ring there are opportunities for small-scale commercial usage (e.g. craft enterprises).

The majority of companies are from the logistics sector, which is due to the excellent motorway connection (A25, A1) and the extremely strong growth in demand in recent years. In the Allermöhe commercial area there are only limited spaces available.

It is accessible by public transport with direct bus connections, and there is also a bike-and-ride facility at the nearby Mittlerer Landweg S-Bahn station.

Hamburg central station is only 20 minutes away, and Hamburg Airport can be reached in 45 minutes.

Transregional companies at the location

Companies such as DACHSER, H&M Hennes & Mauritz, LCH Logistik Centrum Hamburg, Hinderer GmbH & Co. KG, Gebr. Heinemann Logistikzentrum and Kraftverkehr Nagel have established their logistics centres in the Allermöhe commercial area.

PROPERTY ON OFFER

Comprising approx. 3,725 m², the property is located at the heart of the commercial area and is accessible via the Hermann-Wüsthof-Ring. The development plan allows for a very high degree of utilisation with four-storey development opportunities and a land-to-building ratio of 0.8. The property is ideally suited to skilled tradesman's businesses or manufacturing companies, with production, storage and office spaces stretching over several floors.

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HAMBURG INVEST**One-stop service**

This commercial property is sold by Hamburg Invest – the one-stop agency for relocation and investment in Hamburg. To be directly awarded, companies must comply with the business development criteria defined by the City of Hamburg.

As well as brokering commercial real estate, Hamburg Invest supports you in all business matters, especially with regard to application and approval procedures as well as construction law issues. In addition, Hamburg Invest connects you with relevant stakeholders from our network in the areas of financing, subsidies as well as industry- and technology-specific expert communities.

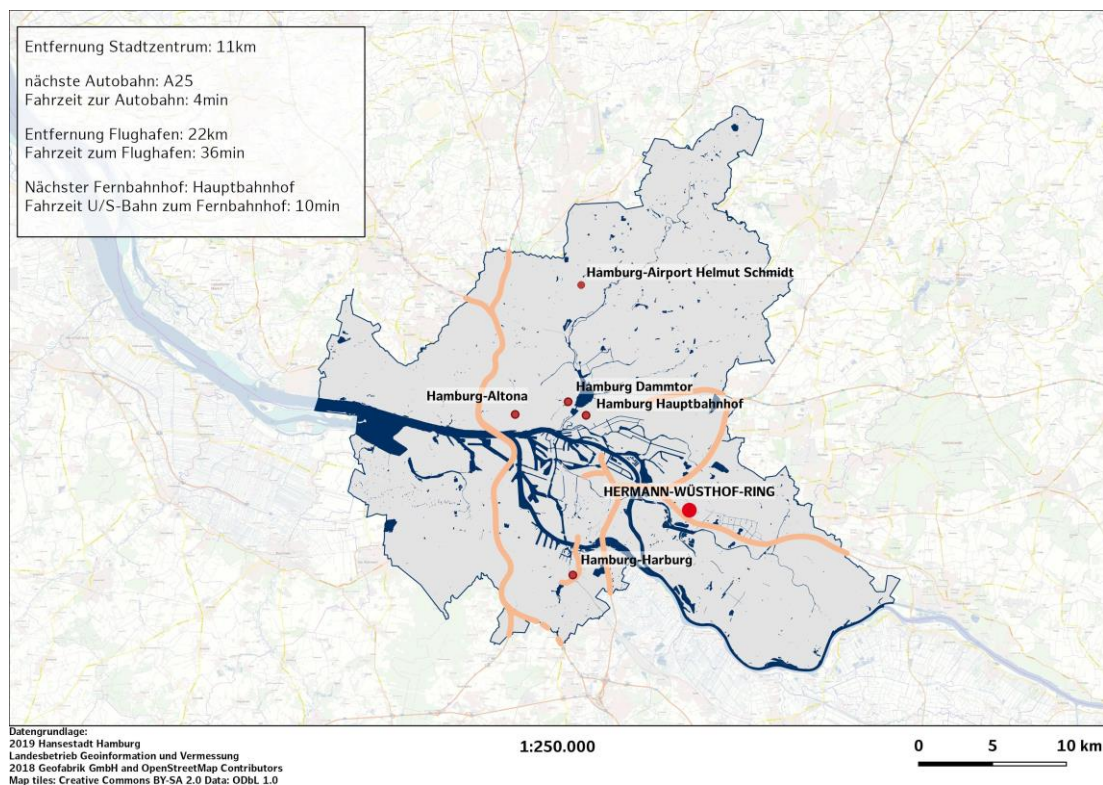
PLEASE NOTE

This exposé is intended to provide non-binding information and cannot be used on a legal basis. Only a notarised contract is legally binding.

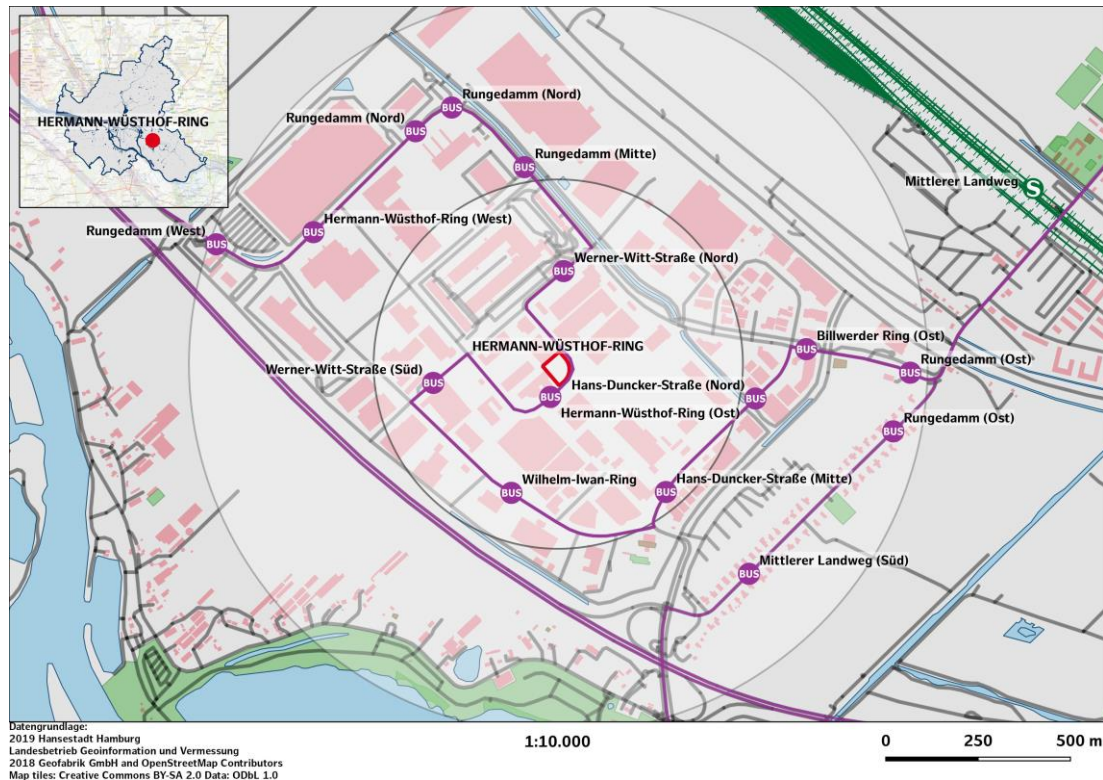
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MACRO LOCATION



MICRO LOCATION



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SITE PLAN

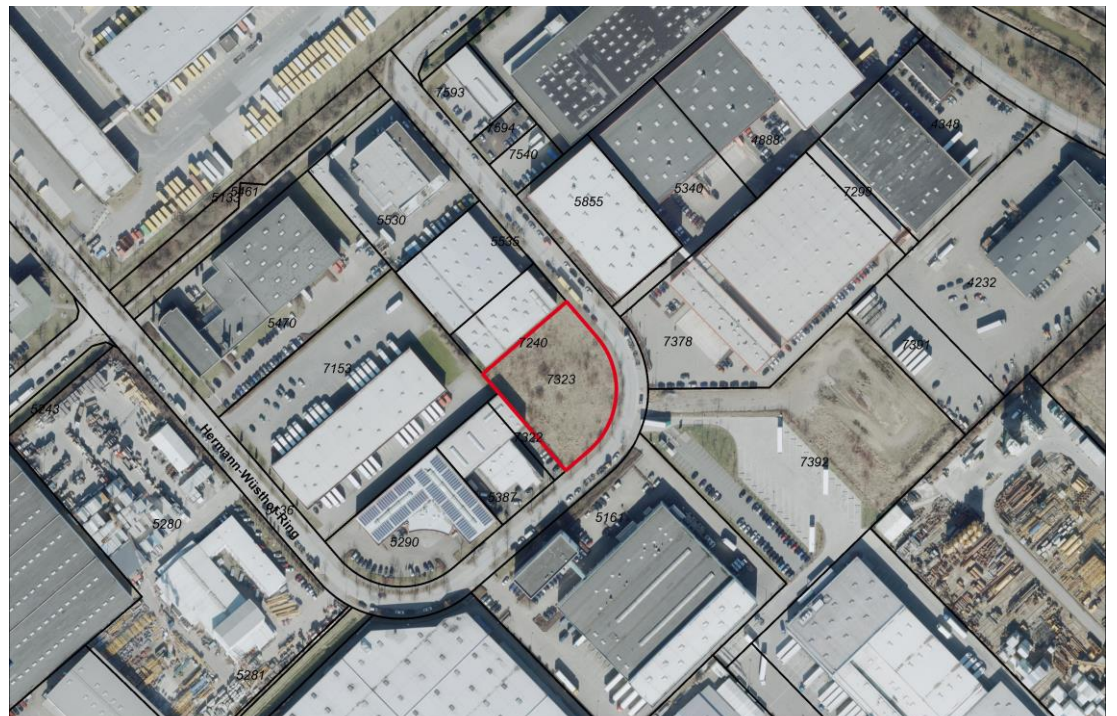


Datengrundlage:
2019 Hansestadt Hamburg
Landesbetrieb Geoinformation und Vermessung
2018 Geofabrik GmbH and OpenStreetMap Contributors
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1:2.000

0 25 50 m

AERIAL VIEW



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PICTURES

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