



Source: LGV - Agency for Geo-Information and Surveying

PROPERTY ZUR HAIDKOPPEL (WEST)

District of Wandsbek, quarter of Bergstedt

KEY FIGURES

| | |
|---------------------------------|-----------------------------|
| Object ID | 5090 |
| Object type | Commercial building areas |
| Property area in m ² | 4,277 |
| Availability | immediately |
| Development plan | Bergstedt 18 |
| Designation | GE II o - GRZ 0,4 - GFZ 0,6 |

TRANSPORT CONNECTION

| | |
|--|--------|
| Hamburg city centre | 17 km |
| Travel time by foot to the nearest bus stop | 2 min |
| Travel time by foot to the nearest railway station | 10 min |
| Travel time by U-Bahn/S-Bahn to the nearest mainline station | 47 min |
| Travel time by car to the nearest motorway link | 31 min |
| Travel time by car to Hamburg Airport | 22 min |

This property is offered by:

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LOCATION

The district of Wandsbek

The district of Wandsbek is a well-established and popular business location. Featuring both a highly diverse set of industries and a high quality of life, Wandsbek is an attractive location that enables people to live and work in an urban environment. With around 430,000 residents, it is also Hamburg's most populous district (around 23% of the total population). Moreover, the largest share of Hamburg's total workforce (21.9%) is employed in the district of Wandsbek.

Business locations in Wandsbek are quite heterogeneous and include corporate head offices as well as manufacturing companies, some of these with a high R&D share, plus a varied mix of innovative commercial parks and smaller craft enterprises. Wandsbek is home to a number of companies of international repute, among them Meyle AG, an automotive spare parts manufacturer, Jungheinrich AG, an intralogistics manufacturer, IWAN BUDNIKOWSKY GmbH & Co. KG, a drugstore chain, Otto GmbH & Co KG, a mail order company, Olympus Deutschland GmbH, a manufacturer of optical and digital precision technology as well as Eppendorf AG, a life sciences company.

On a smaller scale and owing to the district's high density, interesting business environments such as industrial yards and coworking spaces have also been established here, with high innovative strength for the district and beyond. In many places, the opportunity to combine living and working makes Wandsbek a prototype for developing modern mixed-use areas. This is also reflected in the business statistics of the Hamburg Chamber of Crafts: in 2016, around 24.3% of all Hamburg craft businesses were located in Wandsbek.

The location in more detail

Comprising approx. 2 ha of land, the commercial area in the northwest of Hamburg is particularly suited to small-scale craft and production enterprises that are perhaps involved in transregional business with the neighbouring state of Schleswig-Holstein. The underground station of Hoisbüttel (U1 line) is approx. 700 m away, ensuring easy access for staff and customers. The area is connected with the regional road network via the B75 (approx. 6 km away), the B432 (approx. 9 km away) and the A1 motorway (approx. 13 km away). The majority of companies located here are craft businesses. Properties with sizes of approx. 2,000 m² to 4,300 m² are still available on site.

The property comprises approx. 4,300 m² and has a designated land-to-building ratio of 0.4 to 0.5. The maximum permitted building height as per development plan is 8 m. A two-storey development is permitted, which would facilitate e.g. workshop and storage areas on the ground floor and office workplaces on the upper floor.

PROPERTY ON OFFER

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HAMBURG INVEST

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.

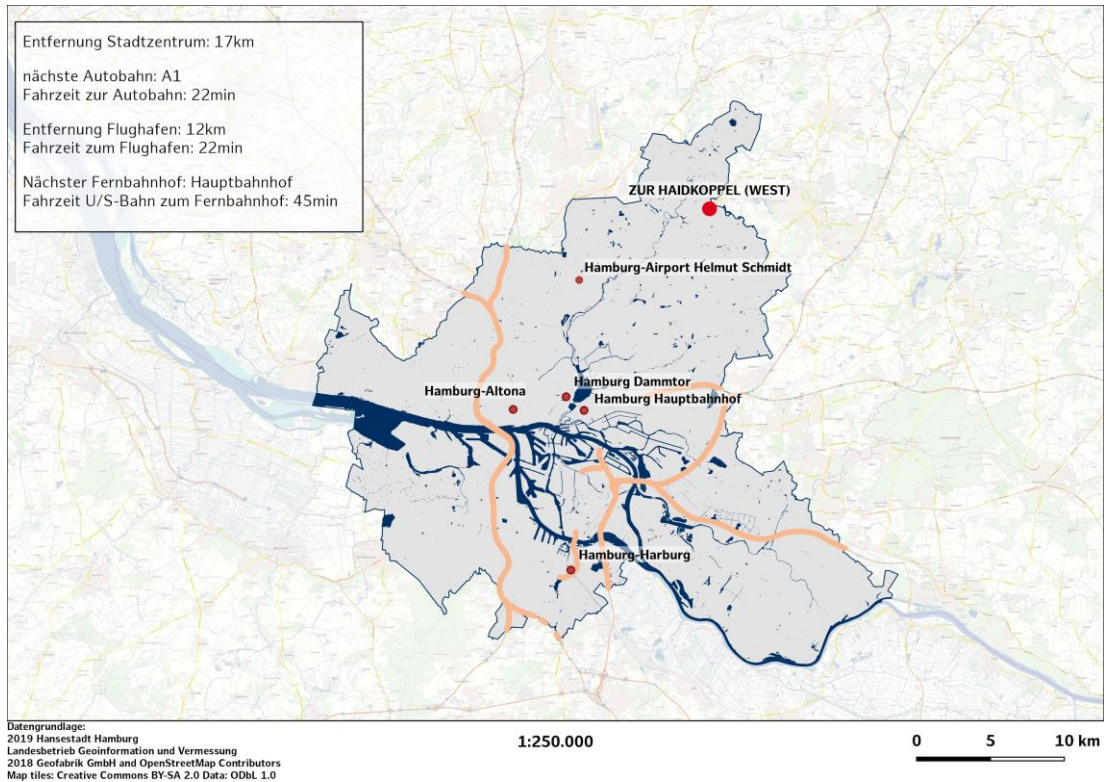
PLEASE NOTE

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

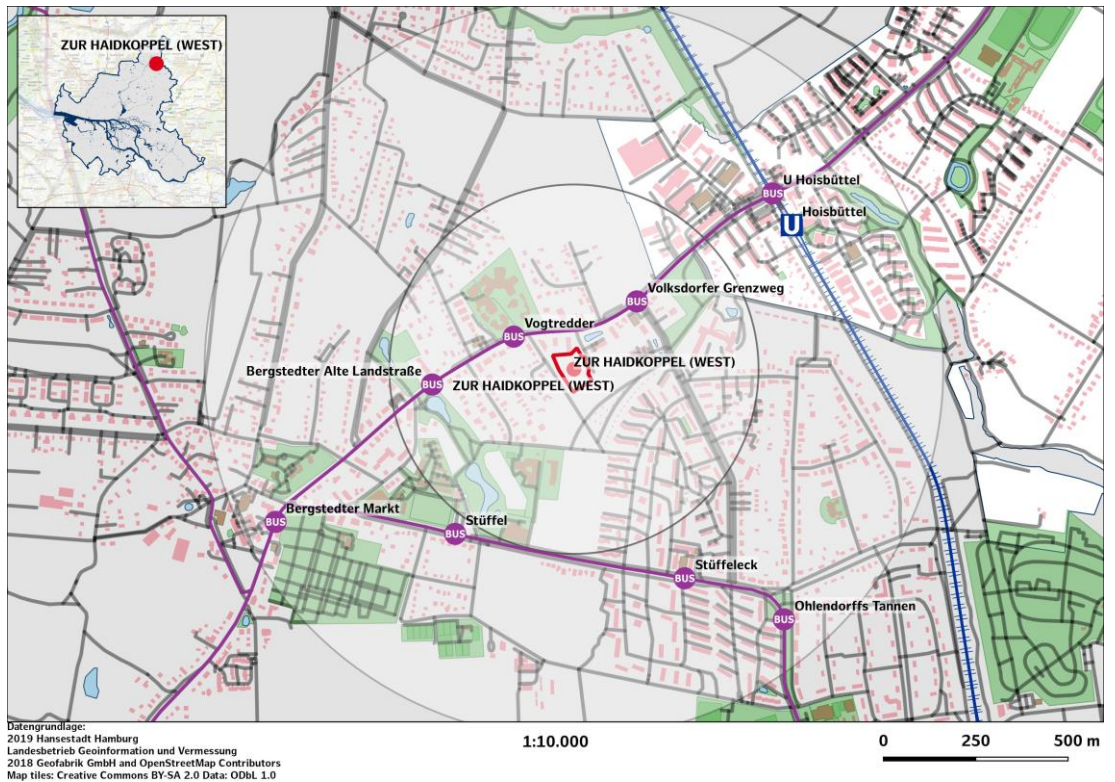
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MACRO LOCATION



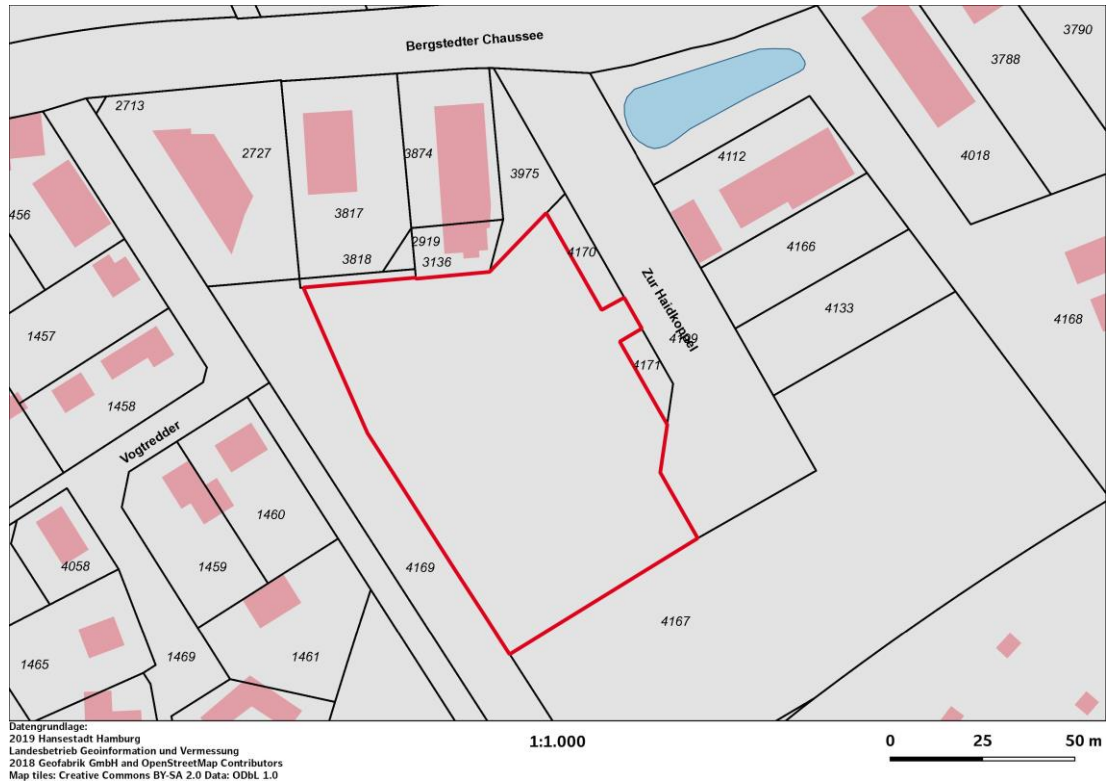
MICRO LOCATION



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SITE PLAN



AERIAL VIEW



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