



Source: LGV – Agency for Geo Information and Surveying

PROPERTY BERNER HEERWEG

District of Wandsbek, quarter of Farmsen-Berne

KEY FIGURES

Object ID	26317
Object type	Mixed building areas
Property area in m ²	1,961
Availability	immediately
Designation	MK III, GRZ 0,8 GFZ 2,4

TRANSPORT CONNECTION

Hamburg City Centre	11 km
Travel time by foot to the nearest bus stop	2 min
Travel time by foot to the nearest railway station	13 min
Travel time by U/S-Bahn to the nearest mainline station	22 min
Travel time by car to the nearest motorway link	10 min
Travel time by care to the airport	25 min

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 Tel.: 040 / 22 70 19 0 Fax: 040 / 22 70 19 13
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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

The commercial area at Friedrich-Ebert-Damm/Am Stadtrand is located in the south of the Wandsbek district, on the eastern edge of the quarter of the same name, about 2.5 km from the district centre. It extends north and south of the Friedrich-Ebert-Damm, between Angerburger Strasse, Am Stadtrand, Tilsiter Strasse, and Helbingstrasse. Comprising approx. one third of the entire area, a centre for the automobile trade has developed along the Friedrich-Ebert-Damm. In addition, a large number of innovative industrial and craft enterprises have settled here.

Bordering the area to the east, located directly along the streets Friedrich-Ebert-Damm and Berner Heerweg, plots are still available for office development with a gross floor area of over 4,000 m².

The Ring 2 ring road is about 3 km away, and the A24 motorway (Hamburg-Jenfeld) about 5 km away. Within a radius of 500 m there are several bus stops, and the nearest underground station (Trabrennbahn, line U1) is about 1 km away. From there, Hamburg central station can be reached directly without changing trains.

Transregional companies at the location

The location is home to e.g. the corporate head office of Jungheinrich AG, and GIGAGBYTE established its European head office here in 2017. In addition, a number of workshops and manufacturing companies, mainly from the mechanical and electrical engineering sectors, are active here.

The site, designated as a core area, has a size of 1,961 m². With a floor-area ratio of 2.4, more than 4.500 m² GFA can be realised on 3 full storeys. Due to its location in the established office and commercial location on Friedrich-Ebert-Damm in connection with its excellent

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PROPERTY ON OFFER

multimodal accessibility (car, car-sharing, public transport, city bike), the area is very well suited as the administrative headquarters of a medium-sized company. The street location guarantees a high visibility.

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..

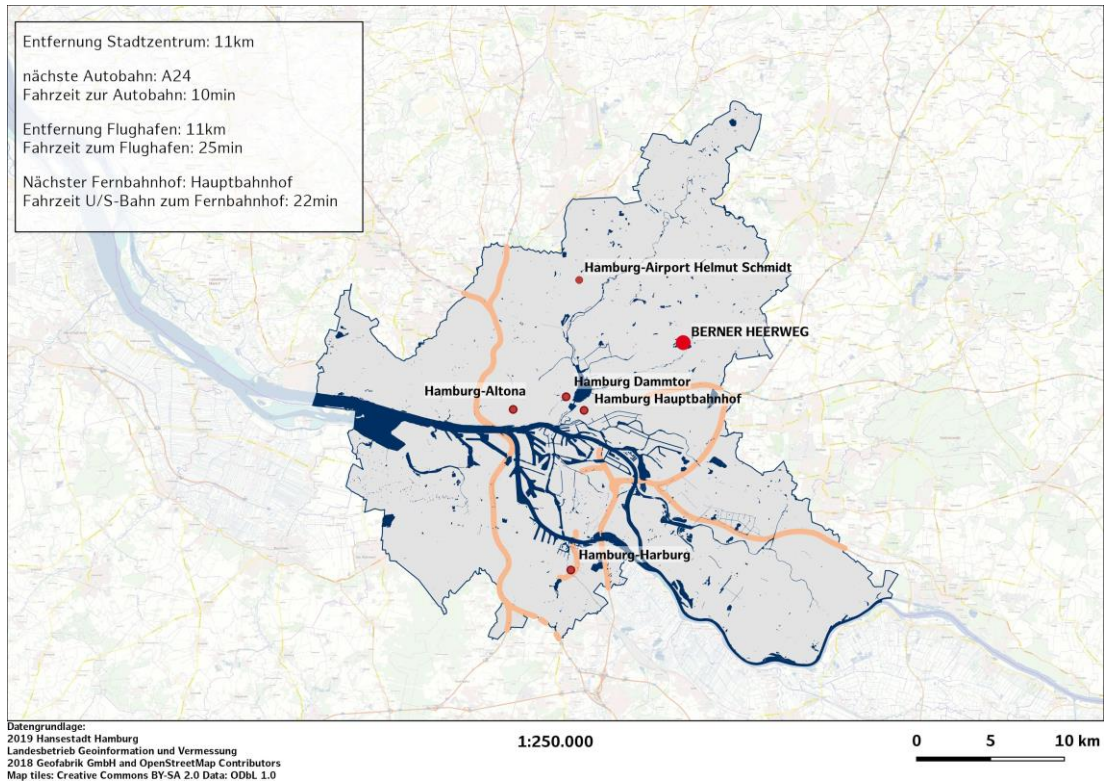
PLEASE NOTE

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

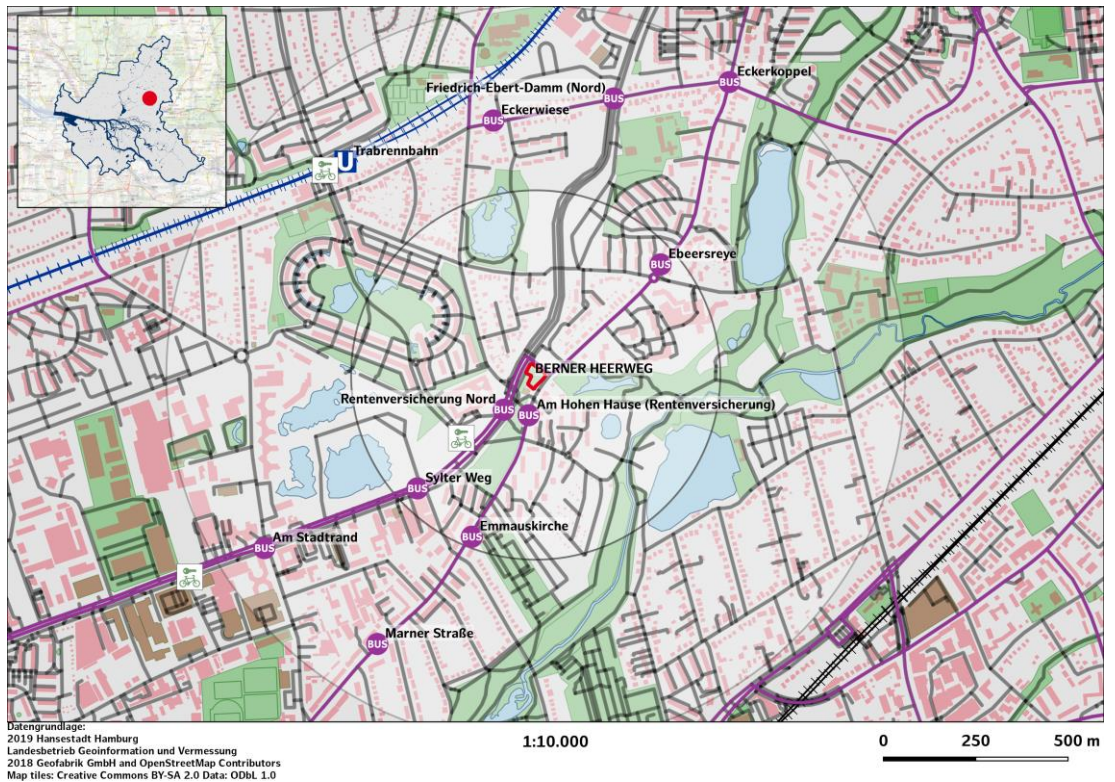
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MACRO LOCATION



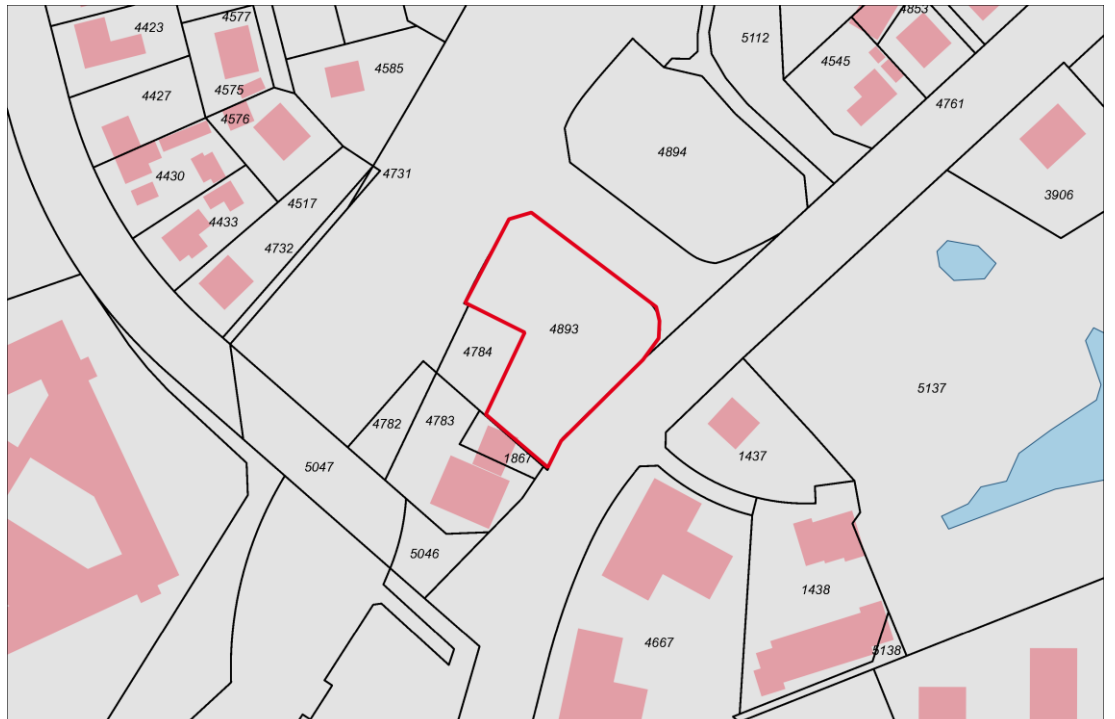
MICRO LOCATION



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SITE PLAN



Datengrundlage:
 2019 Hansestadt Hamburg
 Landesbetrieb Geoinformation und Vermessung
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1:1.000

0 25 50 m

AERIAL VIEW



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