



Source: LGV - Agency for Geo-Information and Surveying

PROPERTY KRAUSESTRAßE / NÖRDL. DEHNHAIDE

District of Hamburg-Nord, quarter of Dulsberg

KEY FIGURES

Object ID	5180
Object type	Mixed building areas
Property area in m²	8,200
Availability	immediately
Development plan	Dulsberg 6 - Barmbek-Süd 7
Designation	GE III - GH 13 - GRZ 0,6 - GFZ 1,8

TRANSPORT CONNECTION

Hamburg city centre	6 km
Travel time by foot to the nearest bus stop	1 min
Travel time by foot to the nearest railway station	7 min
Travel time by U-Bahn/S-Bahn to the nearest mainline station	9 min
Travel time by car to the nearest motorway link	7 min
Travel time by car to Hamburg Airport	15 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 Hamburg-Nord

The district of Hamburg-Nord is the second smallest district in terms of area and has around 302,000 inhabitants. The areas close to the Alster are characterised by mixed neighbourhoods, which are historically influenced by industry and commerce. To the north of the city park, the district is dominated by the Ohlsdorf cemetery and Hamburg Airport Helmut Schmidt with its network of industrial sites.

The district is an important location for the health industry in Hamburg. Numerous SMEs as well as major companies from the health trade and medical technology have settled around the nationally important Eppendorf University Hospital (UKE), such as Philips Medical Systems DMC GmbH. The Asklepios Group is based here and operates two locations: AK Heidberg and AK Barmbek. In addition, the Schön-Klinik Hamburg-Eilbek, an academic teaching hospital, is located in the district. Likewise the pharmaceutical industry and health insurers, including the largest German health insurance company, Techniker Krankenkasse (TK).

Aside from an excellent road-side access to the neighbourhoods, the extensive network of canals starting from the Alster and extending into the districts of the district also provides a good water-side connection, which ensures a high quality of stay.

The location in more detail

In the south-east of the Hamburg-Nord district is the Krausestraße commercial zone, which extends between the railway line, Alter Teichweg, Krausestraße and Dehnhaiide. Craftsmen and motor vehicle companies are based there. In the immediate vicinity are the upper secondary school of the Stadtteilschule Barmbek as well as comprehensive local supply amenities.

The area is very well connected in terms of traffic. The motorway A24 can be reached via the continuation of the Krausestraße at the Horner roundabout, the federal road B75 via the Wandsbeker Chaussee Straßburger Straße and Friedrich-Ebert-Damm can be reached directly.

Within a radius of 1 km you will find the S-Bahn station Friedrichsberg and the U-Bahn stations Alter Teichweg and Straßburger Straße. Within a radius of 500 m several bus stops can be reached.

PROPERTY ON OFFER

The property is 8,200 m² in size and is accessible via Krausestraße, Alter Teichweg and Dehnhaiide. The development plan designates the area as an commercial area with a land-to-building ratio of 0.6 and a floor area ratio of 1.8. The property is characterised by a good visibility and is suitable for craft and production businesses, e.g. as a commercial yard..

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.

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

PLEASE NOTE

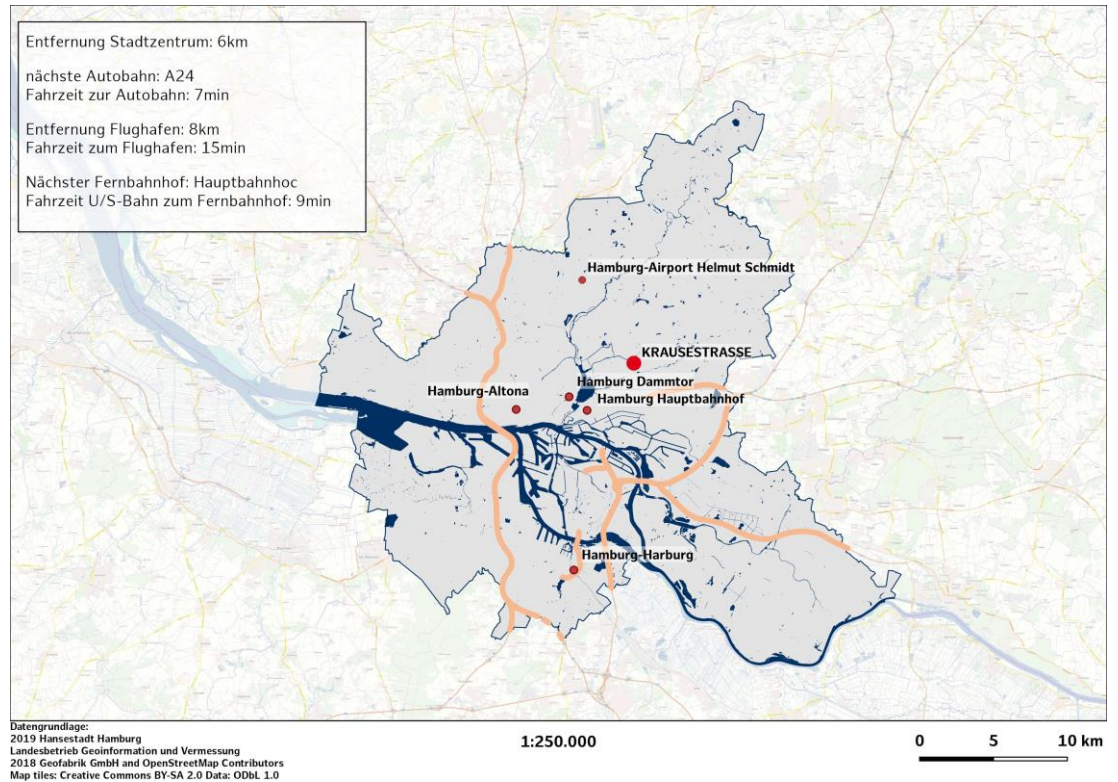
As well as brokering commercial real estate, Hamburg Invest supports you in all business matters, especially with regard to application and approval procedures as well as construction law issues. In addition, Hamburg Invest connects you with relevant stakeholders from our network in the areas of financing,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

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

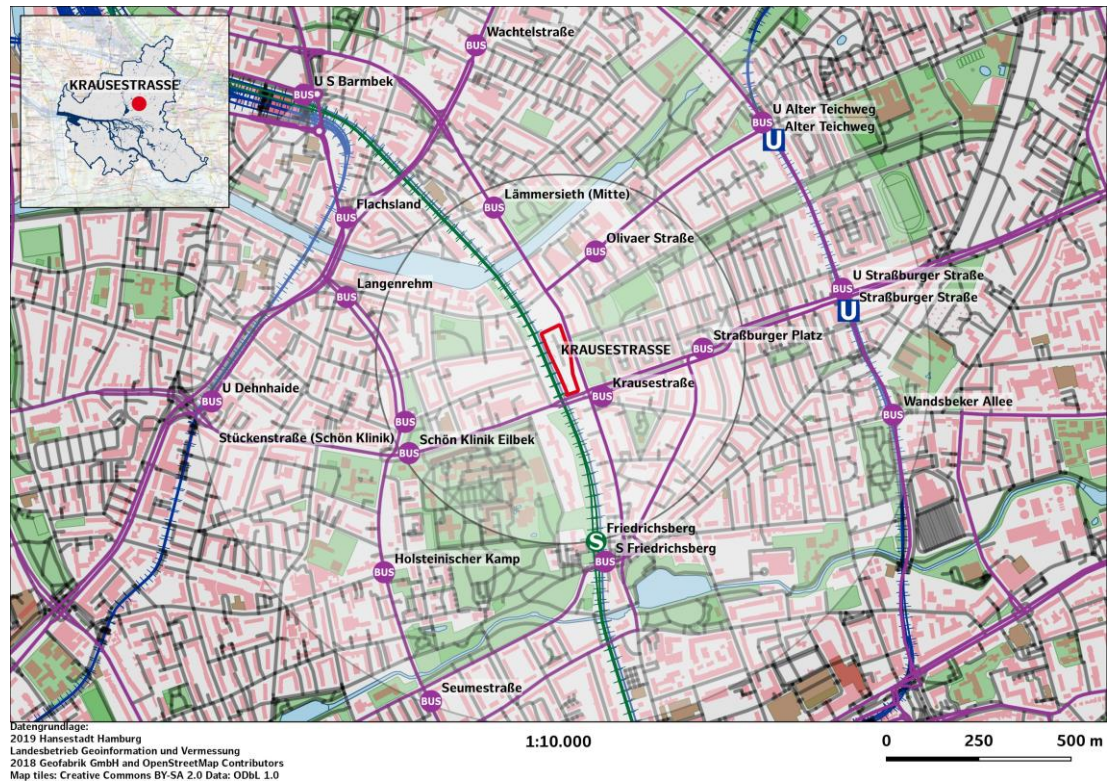
This property is offered by:

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

MACRO LOCATION



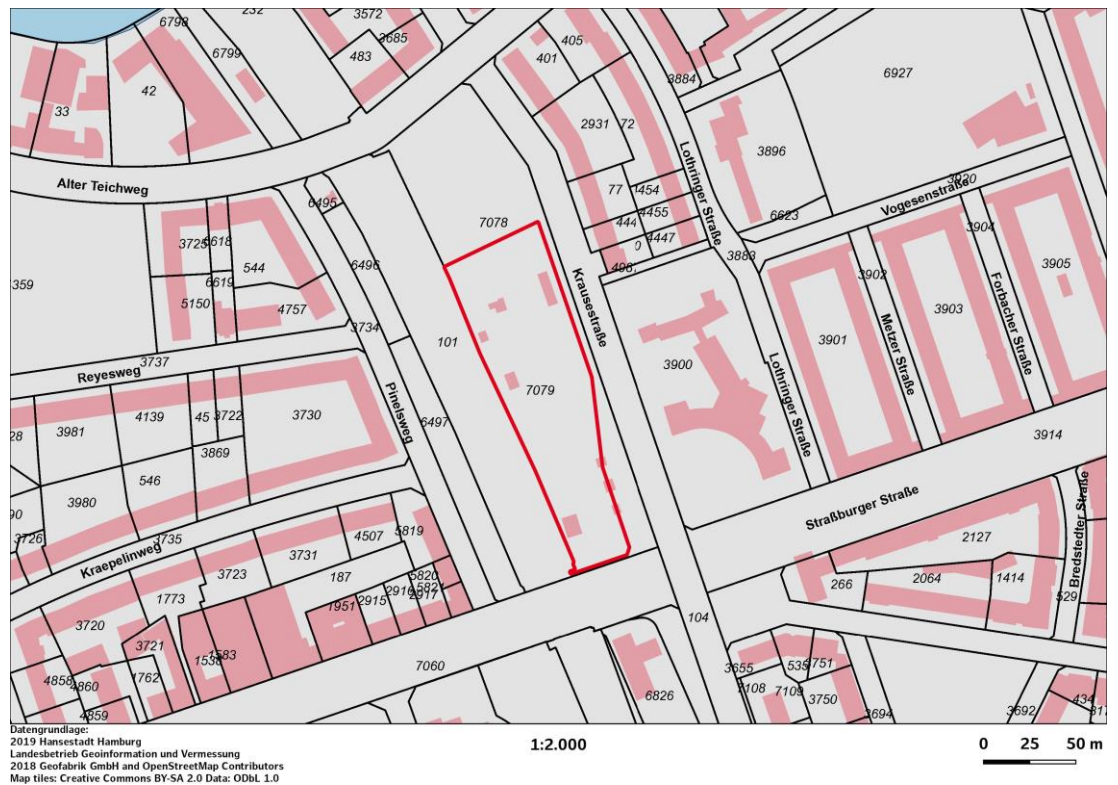
MICRO LOCATION



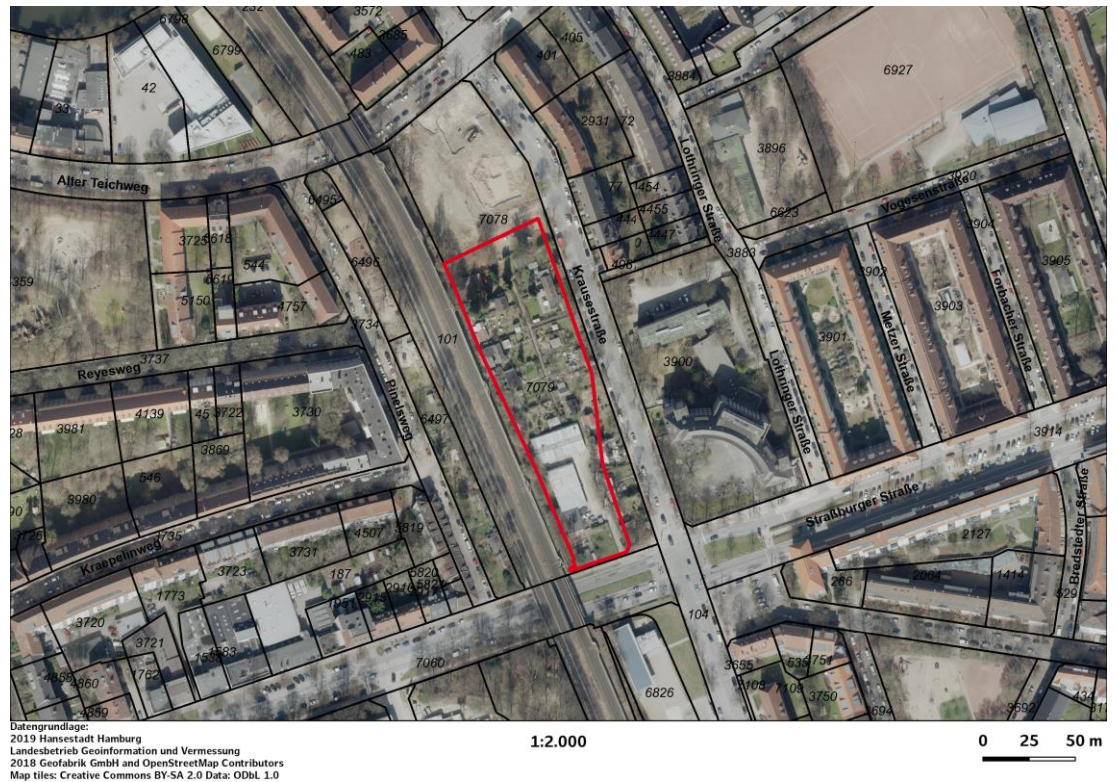
This property is offered by:

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

SITE PLAN



AERIAL VIEW



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