



Source: Landesbetrieb Geoinformation und Vermessung

## PROPERTY SCHLACHTHOFSTRAßE (SOUTH)

District of Harburg, Quarter of Harburg

### KEY FIGURES

Object ID	5686
Object type	Commercial building areas
Property area in m <sup>2</sup>	10,980
Availability	immediately
Development plan	Harburg 54 / Neuland 18
Designation	MK VI, GRZ 0,8, GH 23

### TRANSPORT CONNECTION

Hamburg City Centre	14 km
Travel time by foot to the nearest bus stop	4 min
Travel time by foot to the nearest railway station	7 min
Travel time by U/S-Bahn to the nearest mainline station	12 min
Travel time by car to the nearest motorway link	4 min
Travel time by car to the airport	41 min

#### This object is offered by:

HIW Hamburg Invest Wirtschaftsförderungsgesellschaft mbH  
Tel.: 040 / 22 70 19 0 Fax: 040 / 22 70 19 13  
mailto:info@hamburg-invest.com www.hamburg-invest.com

## LOCATION

### The district of Harburg

The district of Harburg combines the advantages of a city of short distances with its location in Hamburg due to its settlement structure and transport connections. Thus the approx. 165,000 inhabitants and approx. 8,000 companies find all essential service and local supply functions directly on site in the Harburg city centre and the Phoenix-Center. The Harburg inland port and the historic Lämmertwiete offer a varied and growing gastronomic offer. Around the Technical University of Hamburg (TUHH) as an anchor institute, the innovation location Harburg is continuously growing. The established private hit-Technopark functions as an attractive address for founders and innovative, technology-oriented companies. In addition, the private Hamburg Innovation Port in the western inland port offers space for research facilities and newly founded as well as established technology companies, e.g. in the form of development and office space, laboratories, test stands, coworking spaces and congress and seminar zones. Other office locations and institutes of the Technical University of Harburg are also present here. Various residential and hotel projects are already being implemented to revitalise the neighbourhood. The focus of the innovation location will be on digital technologies and will be oriented towards the application fields of logistics, production technology, maritime technologies, medical engineering and air traffic. In the west of the Harburg district, Fischbeker Reethen is being developed: a quarter that will combine nature-loving living and innovative working environments. The district is also characterised by its excellent transport infrastructure. Companies and investors benefit from the ICE station Hamburg-Harburg and the proximity to the A1 and A7 motorways. As a traditional industrial location, the district of Harburg also offers a home to leading, innovative production companies.

### Characterisation of the location

The approx. 8 ha large commercial area is part of the Harburg Innovation Park and offers space for innovative companies from the research and development areas of Green Technologies, Aviation/Maritime, Medical Technology or the cross-sectional topics of Digitisation and Materials Science. The establishment of the ElbCampus of the Chamber of Handicrafts south of the area generates a supra-regional radiance. The connection to the motorway network as well as to cross-city district connecting roads is very good. The motorway links Hamburg-Harburg-Mitte and Hamburg-Neuland of the BAB 253 are 400 m away and the motorway link Hamburg-Harburg of the BAB 1 is 2300 m away. Public transport stops are in the immediate vicinity. The S- and long-distance train station Harburg can be reached on foot in about 700 m. Numerous shops are located in the Phönix-Center at the station. On site there are still approx. 2 ha of connected commercial area available.

### Supraregionally active companies at the location

The two companies Garz & Fricke GmbH and Harburg-Freudenberger Maschinenbau GmbH from the electronics and electrical engineering industries, as well as mechanical engineering, which are characterised by a very high degree of innovation, both settled here.

## PROPERTY OFFER

The property is located in the southern part of the innovation site on Schlachthofstraße. It is approx. 11,000 m² large. With a site occupancy ratio of 0.8 and a building height of up to 23

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**HAMBURG INVEST**

m, the development plan allows very good utilisation of the site. The property is suitable for the settlement of an innovative company with a high office and production share from the research and development focal points Green Technologies, Aeronautics/Maritime, Medical Technology or the cross-sectional topics Digitisation and Materials Science.

**One-stop service**

This commercial property will be offered by Hamburg Invest - the one-stop agency for investments. The prerequisite for the direct award of the property is compliance with the city's economic development criteria.

In addition to the brokerage of commercial real estate, we support you in all business issues, especially in application and approval procedures as well as construction law issues. In addition, we place you in our partner network on the topics of financing, subsidies and industry- and technology-specific expert circles.

**PLEASE NOTE**

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

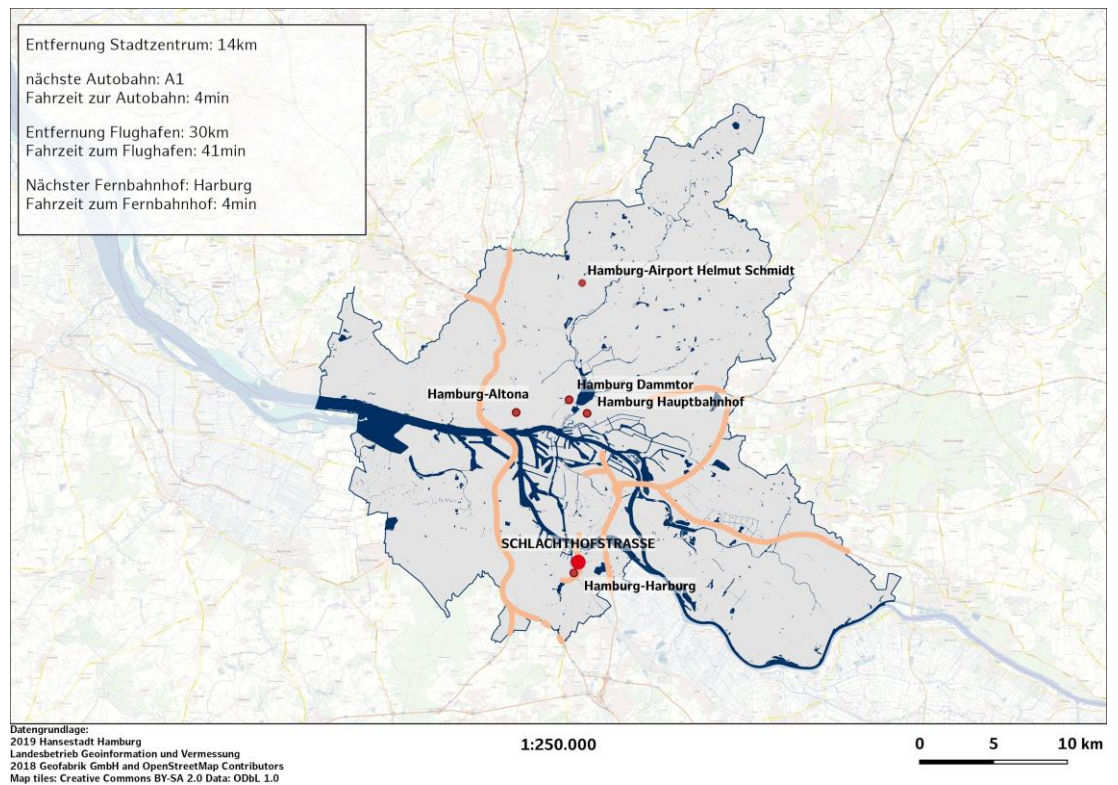
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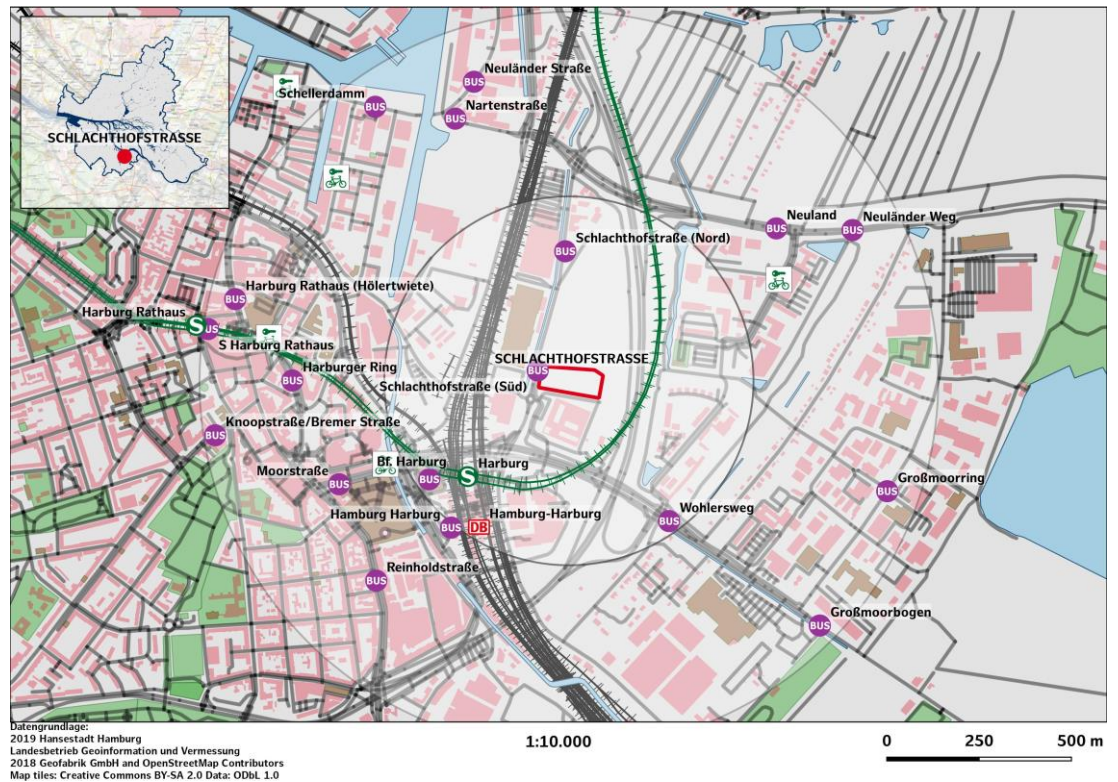
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## MAKROLAGE



## MIKROLAGE



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## LAGEPLAN



## LUFTBILD



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**BILDER**

**Straßenansicht Flurstück 2981 (Blickrichtung Südost)**



**Schlachthofstraße (Höhe Kreisel Zufahrt Elbcampus, Blickrichtung Norden)**

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