



## Municipal commercial property Vogt-Kölln-Straße 14

### OBJEKT-ID

922146

### ECKDATEN

Adresse	22527 Hamburg
Objektyp	Grundstück
Grundstücksfläche verfügbar	10.891 m²
Bebauungsplan	Stellingen 14
Ausweisung	GE III, GRZ 0,8, GFZ 2,4, GH 31
Verfügbar	Immediately
Vergabe per Erbbaurecht	Ja

### VERKEHRS- ANBINDUNG

Stadtzentrum Hamburg	13 km
Fußweg nächstgelegene Bushaltestelle	4 min
Fußweg nächstgelegene U/S-Bahn	27 min

Fahrzeit U/S-Bahn zum Fernverkehrsbahnhof	21 min
Fahrzeit Pkw zur BAB	8 min
Fahrzeit Pkw zum Flughafen	7 min

The area is located directly on ring 3, the A7 motorway is approx. 4 km away. The 24 metrobus route and the 191 bus route provide public transport connections. From the nearest subway station Niendorf-Nord you can reach Hamburg central station directly.

#### ANSPRECH- PARTNER

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#### OBJEKT- BESCHREIBUNG

The site has an area of 10,891 m<sup>2</sup> and is accessed via Vogt-Kölln-Strasse. The development plan designates the area as a three-storey commercial plot with a land-to-building ratio of 0.8 and a floor-area ratio of 2.4. It has a generous floor plan and is particularly suitable for craft and production companies.

#### LAGE

Vogt-Kölln-Strasse is located in the Stellingen district, in a so-called urbanization zone. The commercial structure is characterized by a large number of commercial areas of different sizes, which are either located in the vicinity of the major transport infrastructure (motorway, Kieler Straße, railroad) or have grown historically. Overall, the commercial structure is heterogeneous. In addition to the mixed-use inner-city quarters, which are used on a small scale by craft businesses and service companies, there are also larger commercial locations in Eimsbüttel.

#### BEZIRK

With an area of approx. 50 km<sup>2</sup> and 276.222 inhabitants [as of 2023] Eimsbüttel is both the smallest and the most densely populated of Hamburg's districts. Thanks to its central location and broad range of attractive leisure facilities, Eimsbüttel is not only a coveted residential neighbourhood, but also a popular location for innovative companies from the services sector and the creative industries. Among new entrepreneurs and young companies, there is a growing demand for use concepts that are characterised by a mix of functions, social openness, public spaces, as well as urban architecture and urban culture. Eimsbüttel is also home to Hamburg's largest university with numerous institutes and research facilities.

As a business location, the Eimsbüttel district is shaped by a fairly high share of high-density and resident-friendly commercial estates. As a city of short distances, Hamburg offers many advantages, especially for tradesmen and service providers: distances between one's home and workplace as well as to customers are short, while at the same time almost all locations are well connected to the national motorway network. And there is still untapped potential – especially with a view to utilising and redensifying existing structures. A good example here is the Meistermeile

complex at Offakamp in the quarter of Lokstedt: with its stacked building design, it offers plenty of workspaces as well as synergy and collaboration opportunities for many companies and professionals despite taking up relatively little space. Production and logistics companies with larger space needs are primarily located in Hamburg's outer districts with excellent transport links and close proximity to Hamburg Airport. In the inner district of Eimsbüttel, some of the main players include Beiersdorf AG, the SIGNAL IDUNA Group, the HanseMerkur Insurance Group, VELUX Deutschland GmbH, Bode Chemie GmbH, and Norddeutscher Rundfunk.

## SONSTIGES

This commercial property is marketed by Hamburg Invest - the one-stop agency for investment. This property description is solely for information purposes. It does not claim to be comprehensive and does not establish any claim for the awarding of the property and/or other claims. Only a notarised sales contract has legal effects.

Interested parties are required to meet the economic development criteria defined by the City of Hamburg. These include the creation of jobs, a sound balance sheet and a solid financial performance alongside urban planning criteria.

Beyond brokering commercial real estate, we support you in all business matters, especially with regard to application and approval procedures as well as construction law issues. Moreover, we connect you with relevant stakeholders from our network in the areas of financing and subsidies as well as expert communities from the fields of industry and technology.

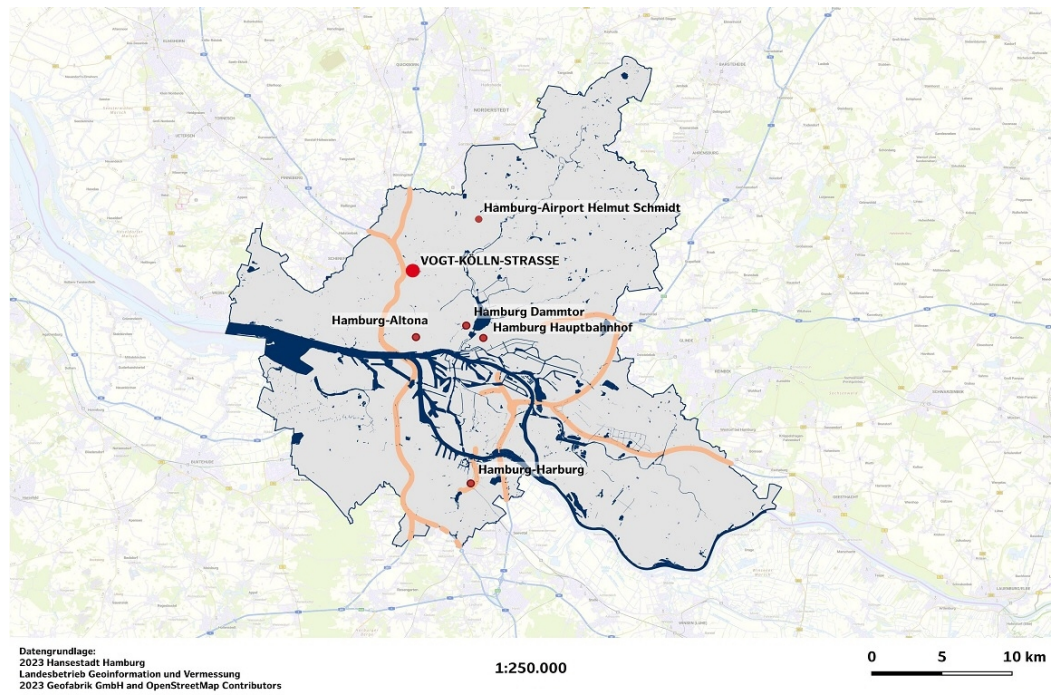
## IMPRESSUM

HIW Hamburg Invest  
Wirtschaftsförderungsgesellschaft mbH

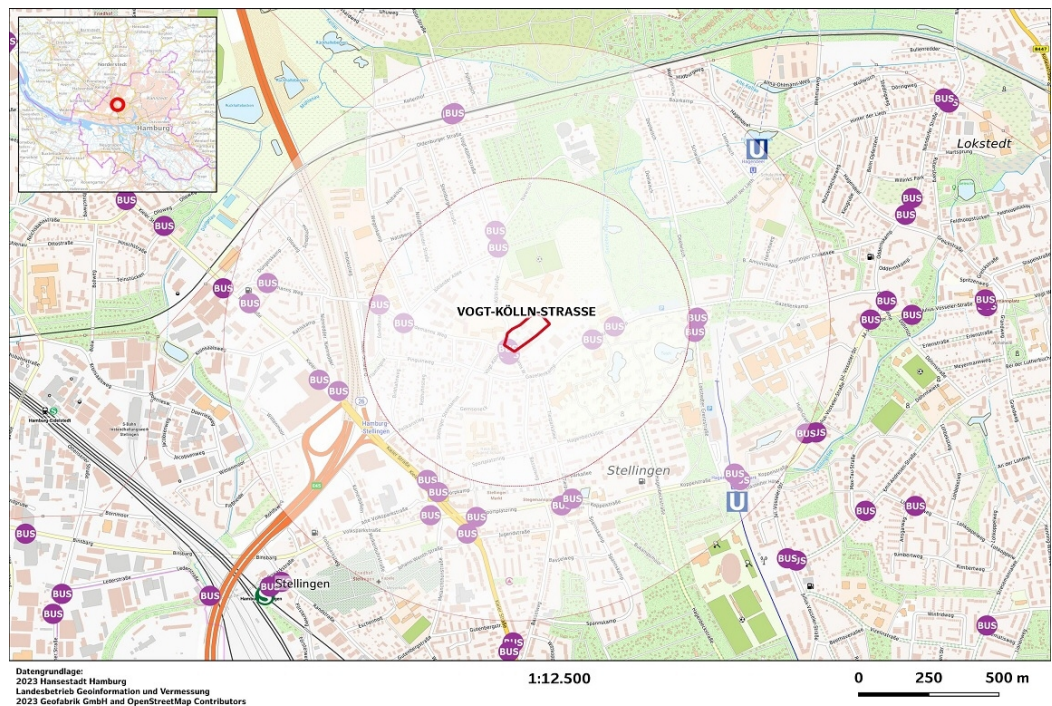
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## BILDER

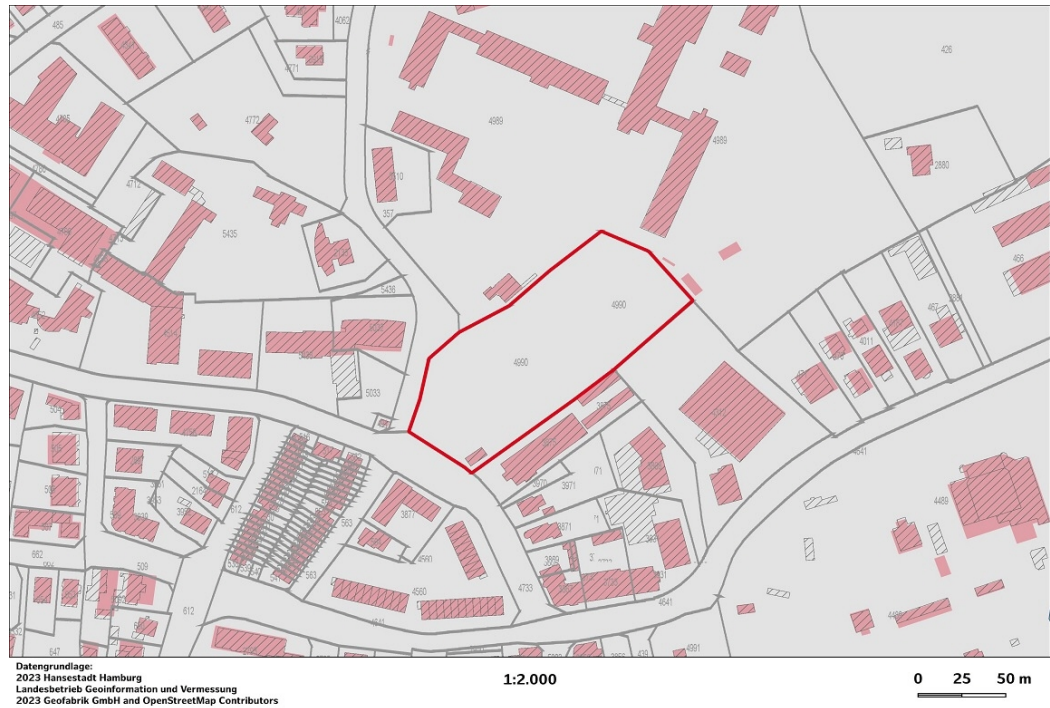


macro location



micro location





site plan



aerial view 1 to 1000