



Municipal commercial property Schlachthofstraße (South)

OBJECT ID

922084

MAIN CRITERIA

Address	21079 Hamburg
Object type	Property
Available land	10,980 m²
Development plan	Neuland 18 / Harburg 54
Designation	GE, GRZ 0,8, GH 17
Available	Immediately
Allocation by heritable building right	Yes

TRANSPORT LINKS

Hamburg city centre	14 km
Walking distance to the nearest bus stop	1 min
Walking distance to nearest underground/subway station	7 min

Journey time underground/subway to long-distance railway station	12 min
Car journey time to the motorway	4 min
Car journey time to the airport	41 min

The site is very well connected to the motorway network and urban connecting roads. The A1 motorway as well as the B73 and B75 federal roads can be reached within a few minutes' drive. Public transport stops are located in the immediate vicinity. The Harburg S-Bahn and long-distance train station is within walking distance, approximately 800 metres away. The location, with direct connections to major roads and long-distance railways and its proximity to Harburg city centre, can be described as positive.

CONTACT

HIW Hamburg Invest Wirtschaftsförderungsgesellschaft mbH
 Wexstraße 7
 20355 Hamburg
 Phone: +49 40 22 70 19 – 79
 E-mail: gewerbeflaechen@hamburg-invest.com

DESCRIPTION

The property is approximately 10,980 m² in size and fully developed. With a land-to-building ratio of 0.8 and a permitted building height of up to 17 m, the development plan allows for maximum utilisation of the site. As part of Harburg's innovation park, technology companies (green technologies, aviation/maritime, medical technology, digitalization, and materials science) could settle here, as well as knowledge-intensive manufacturing industries.

LOCATION

The commercial area is part of the Harburg Innovation Park and offers space for innovative companies from the following R&D fields: green technologies, aviation/maritime, medical technology as well as digitisation and materials sciences as cross-cutting fields. South of the location, the Elbcampus competence centre of the Hamburg Chamber of Crafts generates attention well beyond the district. Large-scale commercial facilities are located in the west.

CITY DISTRICT

Harburg, the southernmost district of Hamburg, offers urban flair, orchards in the Altes Land region, heathland as well as state-of-the-art container terminals in the port of Hamburg. Almost 176,868 people live in an area covering approx. 125 km² (as of 2023). With its settlement structure and transport connections, this district combines the benefits of a city of short distances with its favourable location in the heart of the Hamburg Metropolitan Region. All essential services and local amenities can be found in the Harburg city center and in the Phoenix-Center shopping centre. What is more, Harburg's inland port features one of Hamburg's largest urban development areas: over 150,000 m² of office space, residential units and hotels have been created here. With its unique mix of historic and contemporary architecture, the development in the centre of Harburg adds further to the district's attractiveness.

The Harburg district has large reserves of undeveloped land suitable for commercial and

residential development and provides a convenient location with excellent transport infrastructure. With its port atmosphere and half-timbered houses, this district offers the opportunity to work in modern office or communications buildings with sophisticated architecture. The local business parks have an attractive design, providing flexibility and on-site services alongside a solid price/performance ratio. Harburg has successfully bridged the gap between science and business, and the results speak for themselves. As a business and science centre, the district benefits e.g. from the great potential of the Hamburg University of Technology (TUHH), numerous enterprises in its vicinity as well as the head offices of several large companies of strategic importance, such as Conti, Mercedes, SECO Northern Europe GmbH and Harburg-Freudenberger Maschinenbau GmbH.

Situated in a highly dynamic environment, Harburg is characterised by strong momentum and continued growth in the fields of research and technology, which is also thanks to private investors. The location offers excellent conditions for the transfer of knowledge between business and academia, e.g. through the local technology transfer company TUTECH of the Hamburg University of Technology (TU Hamburg), which serves as a scientific anchor institute. In Harburg, both new and established companies can draw on the expertise of a wide range of scientific establishments. A number of residential and hotel development projects as well as initiatives by private investors are currently accelerating Harburg's transformation into an innovative business district comprising well connected individual areas. All in all, Harburg offers excellent conditions for translating ideas into marketable products.

ADDITIONAL INFORMATION

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.

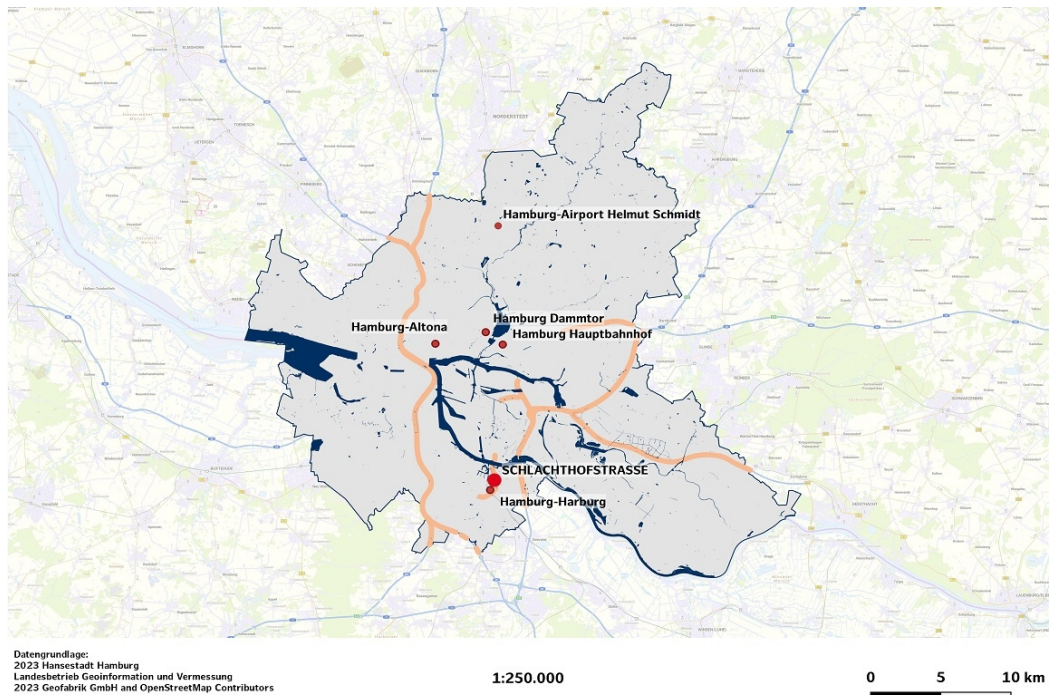
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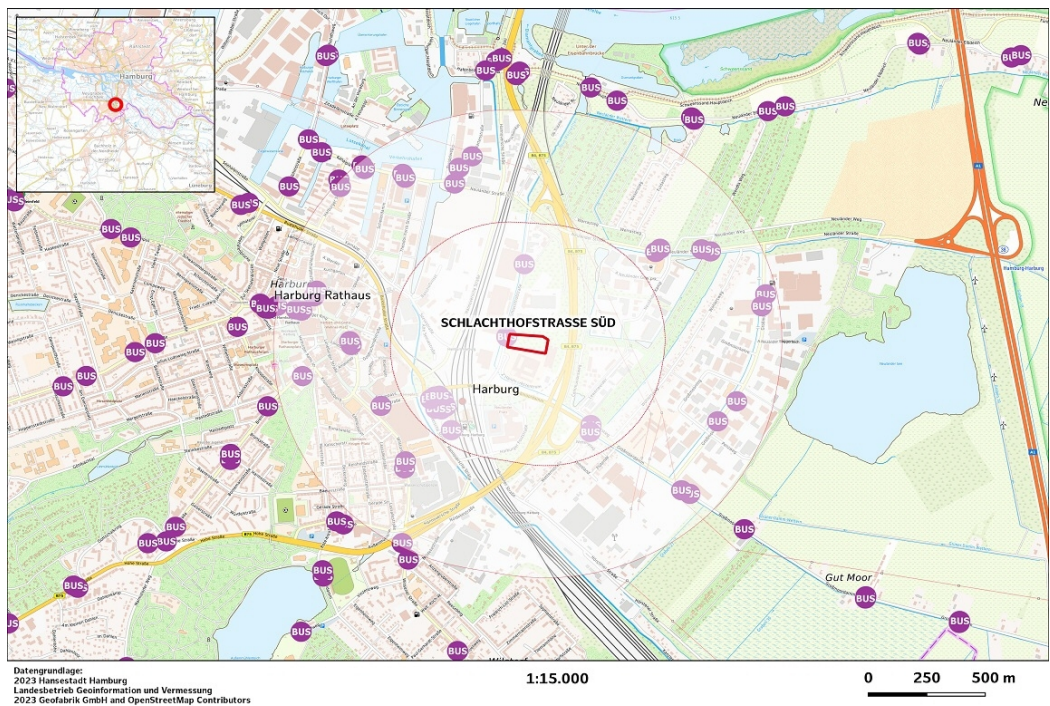
Wexstr. 7
20355 Hamburg
Deutschland
Kontakt:

Telefon: +49 (40) 227019 - 0
E-Mail: info@hamburg-invest.com
Sitz Hamburg, Registergericht Hamburg, HRB 17592
UST-ID: DE 235323314
Geschäftsführung:
Dr. Rolf Strittmatter
Prokurist:
Udo Schimmelpfennig

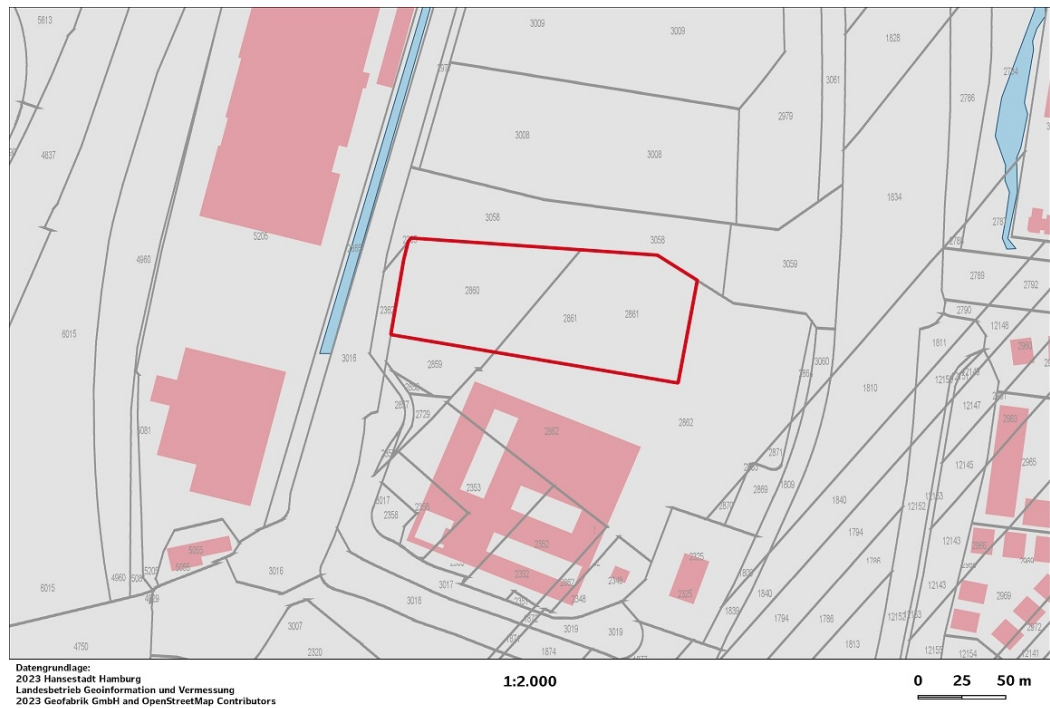
IMAGES



marco location



micro location



site plan



aerial view 1 to 2000