



Municipal commercial property Ernst-August-Stieg (Hafenrandstraße)

OBJECT ID

922094

MAIN CRITERIA

Address	21107 Hamburg
Object type	Property
Available land	2,511 m²
Development plan	Wilhelmsburg 70
Designation	GE II, GRZ 0,6, GFZ 1,2
Available	Immediately
Allocation by heritable building right	Yes

TRANSPORT LINKS

Hamburg city centre	5 km
Walking distance to the nearest bus stop	5 min

Walking distance to nearest underground/subway station	25 min
Journey time underground/subway to long-distance railway station	7 min
Car journey time to the motorway	6 min
Car journey time to the airport	38 min

The site is connected to the regional and national road network via the port peripheral roads. The B75 federal road and A255 and A1 motorways can be reached within a few minutes. There are also several bus stops within walking distance. From the nearest S-Bahn station, Hamburg-Veddel, you can reach Hamburg Central Station in 7 minutes without changing trains. The Ernst-August-Schleuse ferry terminal is located in the immediate vicinity, providing a direct connection to the Landungsbrücken.

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 approx. 2.511 m² large and is fully accessible via Ernst-August-Stieg. 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 1.2. It is suitable for craft businesses or small commercial enterprises, for example.

LOCATION

Wilhelmsburg is a historic industrial location in Hamburg due to its direct proximity to the port. A large part of the area is still used for port operations today. On the edges of the port area are internationally significant industrial and manufacturing companies such as Mankiewicz, a manufacturer of high-quality coating systems, as well as numerous logistics companies such as Kühne und Nagel and Transgourmet. The commercial location Hafenrandstraße/Ernst-August-Stieg is in the north of the Wilhelmsburg district, south of the Kleiner Grasbrook port area. It is located between the two streets and has excellent transport links due to its proximity to the port. The Wilhelmsburg district offers numerous local shops and restaurants, as well as daycare centres, educational and medical facilities, such as the Groß-Sand hospital.

CITY DISTRICT

The district of Hamburg-Mitte is the district with the most quarters (19) and covers an area of more than 140 km². It is home to over 312.641 people [as of 2023]. Numerous urban development projects with a focus on combining living and working are currently being implemented, which also includes expanding local public transport in a systematic, sustainable manner. While the new HafenCity quarter is regarded as a flagship project, there are several other high-quality, sustainable residential and commercial quarters being developed – e.g. on Grasbrook, at the Billebogen and in Wilhelmsburg. The Hamburg-Mitte district is Hamburg's largest business

location in terms of surface area and the number of companies based here. Featuring Billbrook, the city's largest contiguous industrial area, the district provides optimal conditions and an industry-friendly environment for logistics and production companies with large space demands. Here you can find e.g. coffee roaster J.J. Darboven, steel manufacturer ThyssenKrupp and lemonade producer Fritz-Kola. Billbrook is home to a wide range of industrial production companies, from mechanical engineering and the manufacture of chemicals and plastics to the production of foodstuffs. In addition, there are numerous freight forwarders, warehousing and utility companies, wholesalers, construction companies, as well as waste processing plants and recycling facilities.

The district also includes the Finkenwerder district, which is home to aeronautics company Airbus, Hamburg's largest industrial employer, around which the Finkenwerder Innovation Park has taken shape in recent years. This innovation park has a strong focus on research and development in aviation. The main players here are Airbus and the ZAL Center of Applied Aviation Research (ZAL TechCenter), which is both an incubator and a technology centre and also cooperates with the German Aerospace Center (DLR). The centre provides opportunities for R&D along the value chain of an aircraft under one roof, while also promoting networking and collaboration through close spatial proximity and the joint use of infrastructure. In addition to the two newly established DLR institutes (for maintenance and modification and for system architectures in aviation), the Hamburg Finkenwerder Technology Center (THF), the two Airbus Technology Parks (ATP 1 and ATP 2) and the Airbus BizLab provide an established infrastructure on the ground. As numerous other stakeholders from the realms of business and science make use of the networking and cooperation services offered by the Finkenwerder Innovation Park, the immediate area is almost fully utilised at this stage.

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.

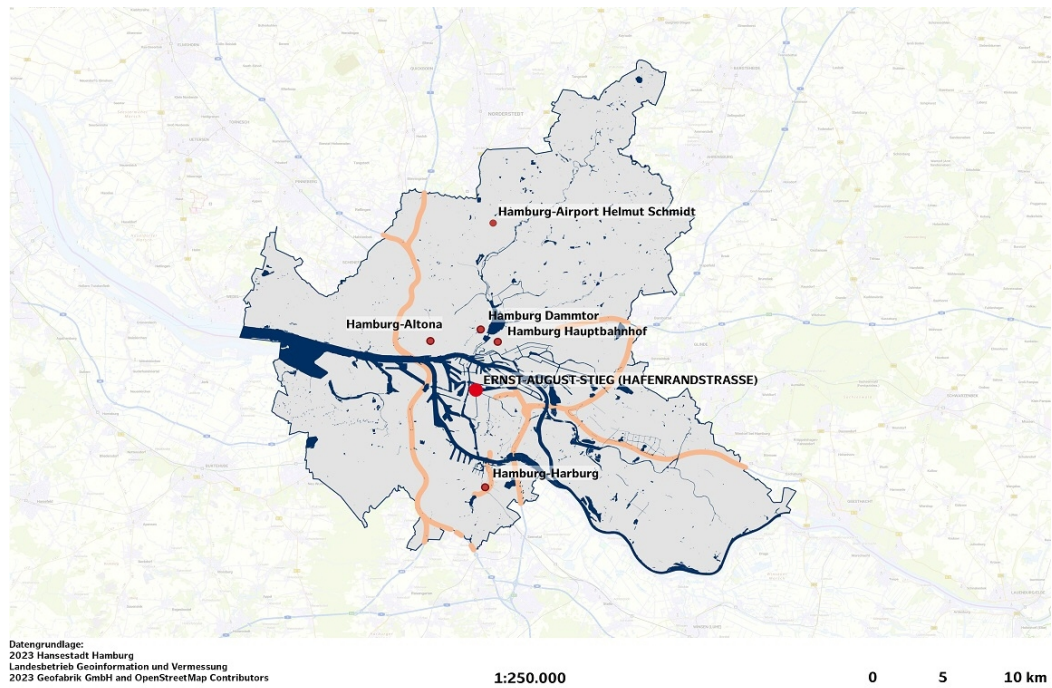
IMPRINT

HIW Hamburg Invest
Wirtschaftsförderungsgesellschaft mbH

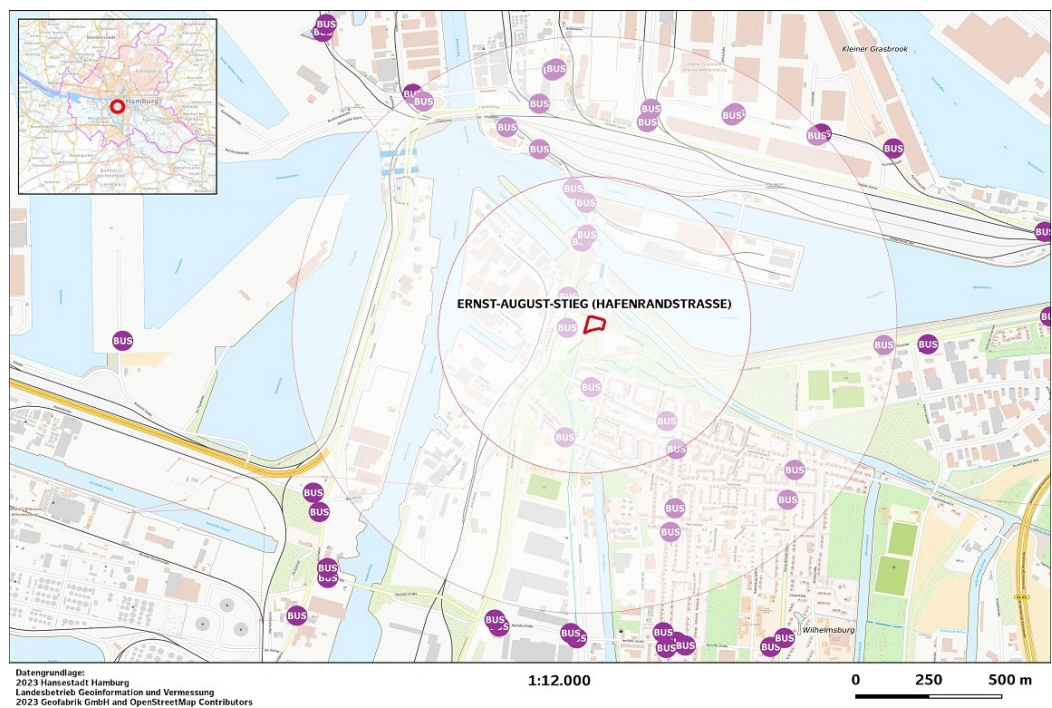
Wexstr. 7

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

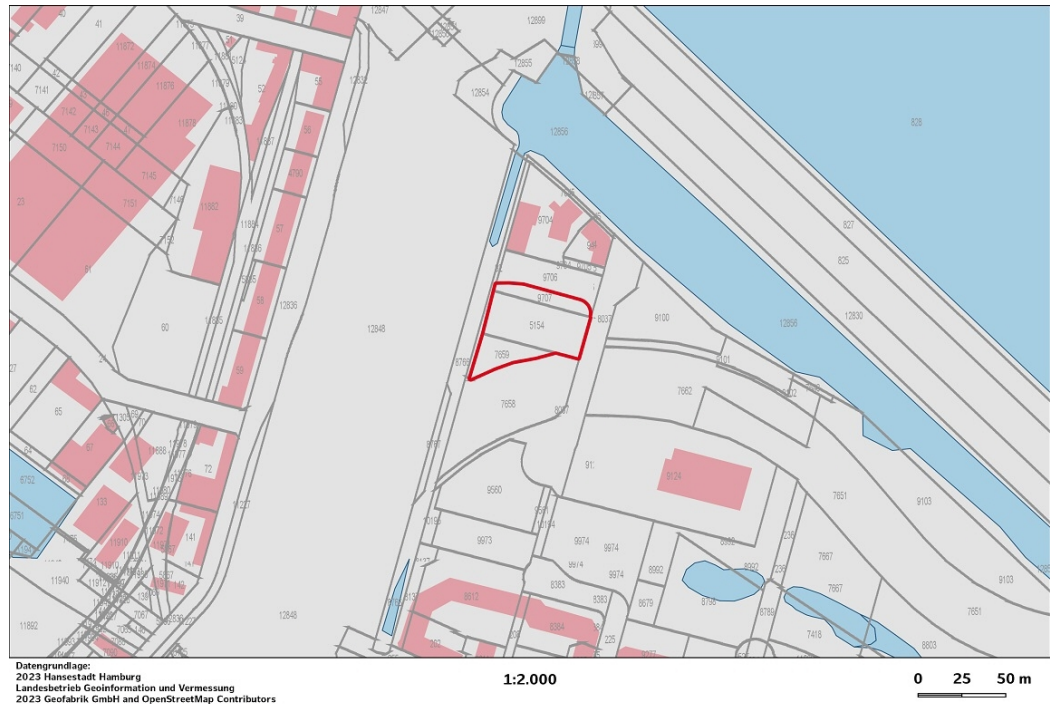
IMAGES



macro location



micro location



site plan