



Municipal commercial property Krausestraße / Nördl. Dehnhaide

OBJECT ID

922113

MAIN CRITERIA

Address	22305 Hamburg
Object type	Property
Available land	8,200 m²
Development plan	Dulsberg 6 - Barmbek-Süd 7
Designation	GE III, GH 13, GRZ 0,6, GFZ 1,8
Available	Immediately
Allocation by heritable building right	Yes

TRANSPORT LINKS

Hamburg city centre	6 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	9 min
Car journey time to the motorway	7 min
Car journey time to the airport	15 min

The location has excellent transport links. Krausestraße provides quick access to the A24 motorway at the Horner Kreisel roundabout, while Wandsbeker Chaussee leads to the B75 federal road. Straßburger Straße and Friedrich-Ebert-Damm are in the immediate vicinity. The Friedrichsberg S-Bahn station and the Dehnhaide and Straßburger Straße U-Bahn stations are within walking distance. There are several bus stops within a radius of 500 meters.

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DESCRIPTION

The property is 8,200 m² in size and is accessible via Krausestraße, Alter Teichweg and Dehnhaide. 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.

LOCATION

The Krausestraße comemrcial area, which stretches between the railway line, Alter Teichweg, Krausestraße, and Dehnhaide, is located in the southeast of the Hamburg-Nord district. Various craft businesses are based at the site. The upper secondary school of the Barmbek district school and a comprehensive range of local amenities are located in the immediate vicinity.

CITY DISTRICT

Covering an area of 58 km², the district of Hamburg-Nord is the second smallest district in terms of area and has some 328,454 inhabitants (as of 2023). Vast parts of the district are used for recreation by locals and guests as well as for infrastructure. North of the Stadtpark, the district is shaped by Ohlsdorf Cemetery, the world's largest park cemetery, as well as Hamburg Airport Helmut Schmidt and its many adjacent business areas. Thanks to the extensive canal network stretching from the Alster Lake to the different neighbourhoods, the district is well accessible by road and by water, while at the same time ensuring a high quality of life for local residents. Hamburg-Nord is also known for its exclusive villas and period apartments that date back to the era around 1900 and are highly characteristic of quarters such as Eppendorf and Winterhude.

In 1911, the first airship hangar of Hamburger Luftschiffhallen GmbH was built on the vacant land around Fuhlsbüttel, which was a village at the time. Today, Hamburg Airport is an easily accessible city airport that borders on several industrial and commercial areas with predominantly

aviation-based uses. The biggest company here is Lufthansa Technik AG.

Hamburg-Nord is also an important location for Hamburg's healthcare sector. In the vicinity of the University Medical Center Hamburg-Eppendorf (UKE), which has national significance, you can find a considerable number of small, medium-sized and large companies from healthcare and medical technology, such as Philips Medical Systems DMC GmbH. The Asklepios Group has its head office here, including two clinics at the Heidberg and Barmbek sites. The Schön-Klinik Hamburg-Eilbek, an academic teaching hospital, is also located in this district. The pharmaceutical industry (Desitin, Evotec) and Germany's biggest health insurer, Techniker Krankenkasse (TK), are also located in Hamburg-Nord.

Companies that need direct access to waterways, such as boatyards, winter storage facilities and boat hire companies, have settled along the district's many canals. Finally, in the area around the Ohlsdorf Cemetery, there is also a large number of cemetery-related businesses, such as stonemasons and horticultural undertakings.

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.

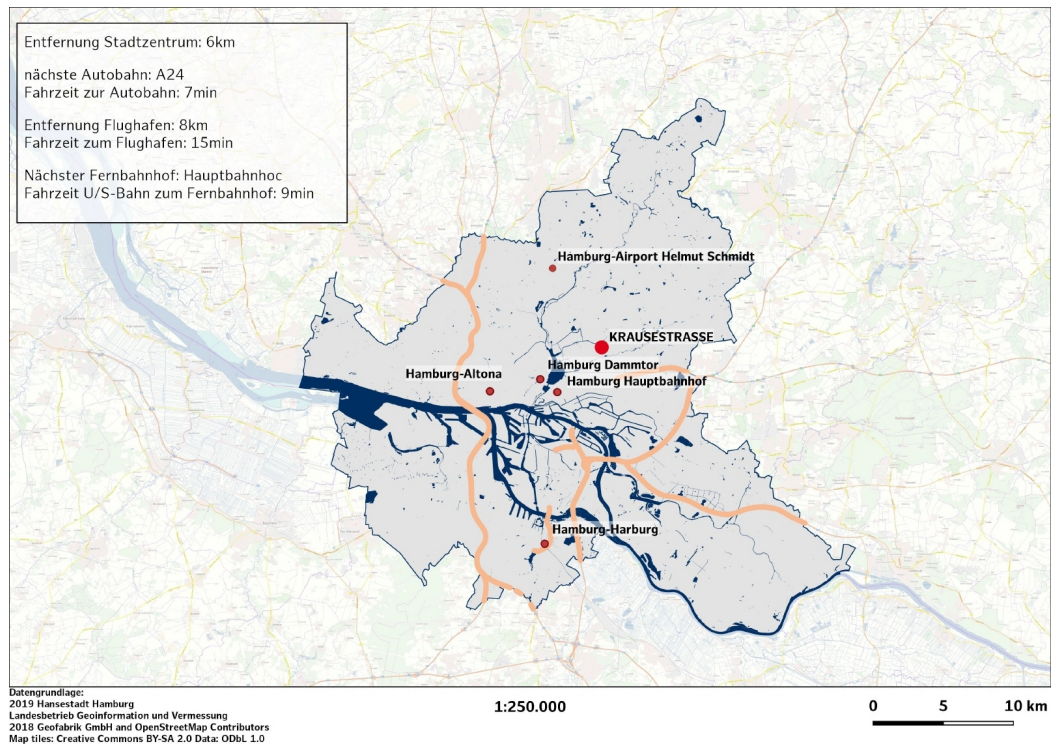
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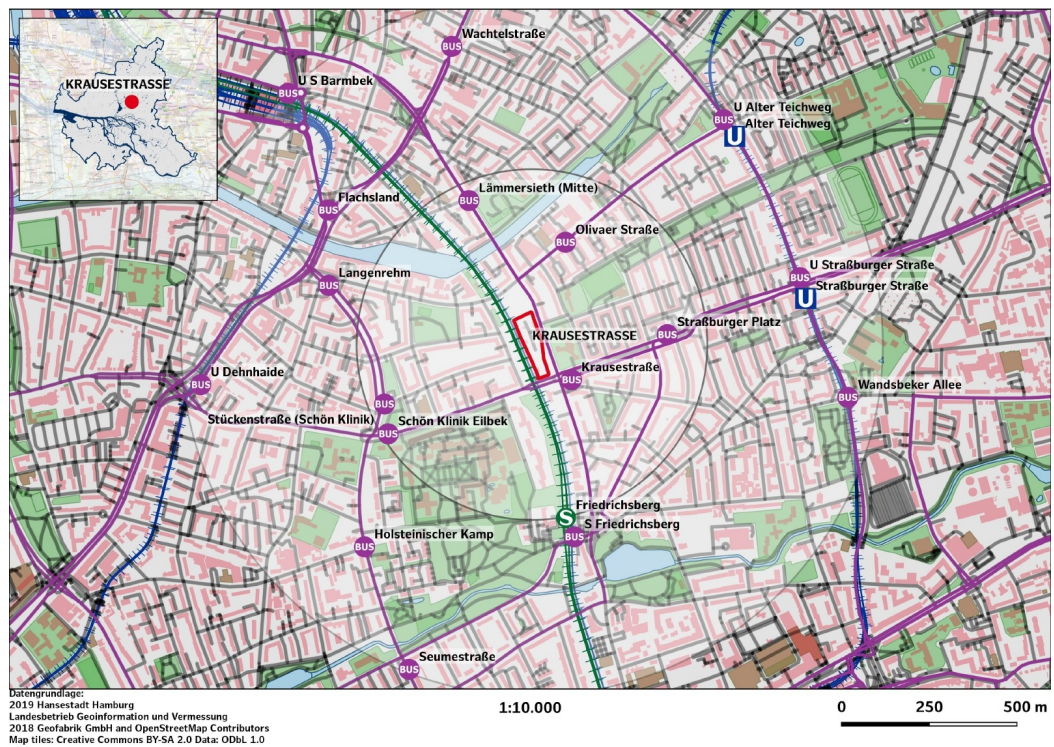
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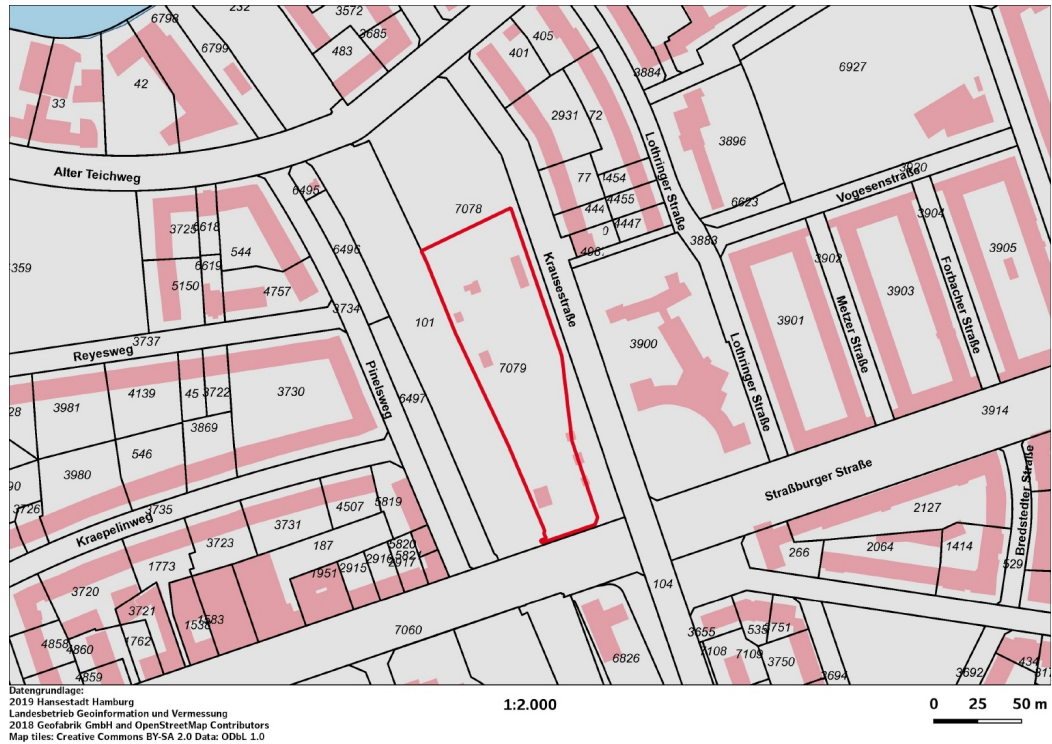
IMAGES



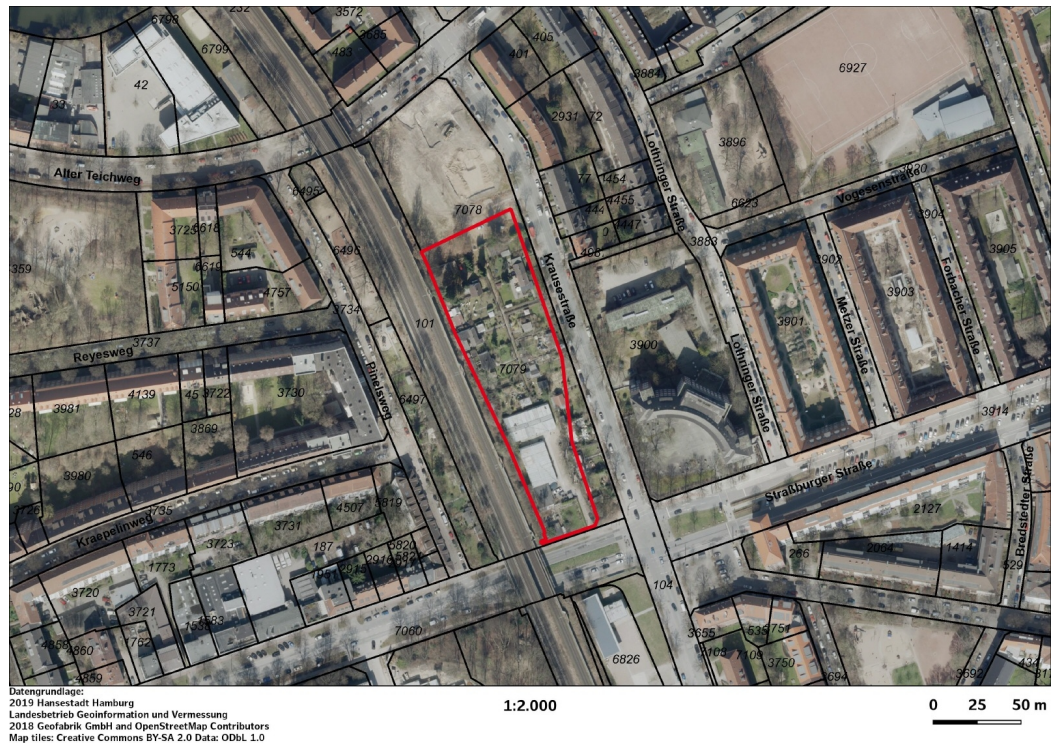
macro location



micro location



site plan



aerial view