



## Municipal commercial property Langenhorner Chaussee 428

### OBJECT ID

922115

### MAIN CRITERIA

Address	22419 Hamburg
Object type	Property
Available land	4,575 m <sup>2</sup>
Development plan	Langenhorn 21
Designation	GE, GRZ 0,6, GFZ 0,8
Available	Immediately
Allocation by heritable building right	Yes

### TRANSPORT LINKS

Hamburg city centre	15 km
Walking distance to the nearest bus stop	3 min
Walking distance to nearest underground/subway station	17 min

Journey time underground/subway to long-distance railway station	33 min
Car journey time to the motorway	18 min
Car journey time to the airport	7 min

The area is well connected with regard to transport. The B433 federal road and the A7 motorway can be reached via the Langenhorner Chaussee. The airport is only a few minutes by car away. There is a direct connection by bus lines of the HVV, the Langenhorn Nord U-Bahn station is about 800 m away.

## CONTACT

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

## DESCRIPTION

The property has an area of 4,575 m<sup>2</sup> and can be reached via the Langenhorner Chaussee. The development plan designates the area as an commercial area with a land-to-building ratio of 0.6 and floor-area ratio of 0.8. The site is characterised by a very good visibility and is suitable for the settlement of small commercial enterprises, production enterprises as well as handicraft enterprises or a craftsman yard. Partially located in a landscape conservation area!

## LOCATION

The Oehleckerring industrial estate is located in the north of the Hamburg-Nord district. Centrally located in the Langenhorn district, it extends north of Foorthkamp, between Oehleckerring and Langenhorner Chaussee. Covering 15 hectares, it is a vibrant commercial location with intensive land use. It is home primarily to wholesale businesses, motor vehicle trade and commerce, warehouses, craft businesses, and commercial and service providers.

## CITY DISTRICT

Covering an area of 58 km<sup>2</sup>, 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.

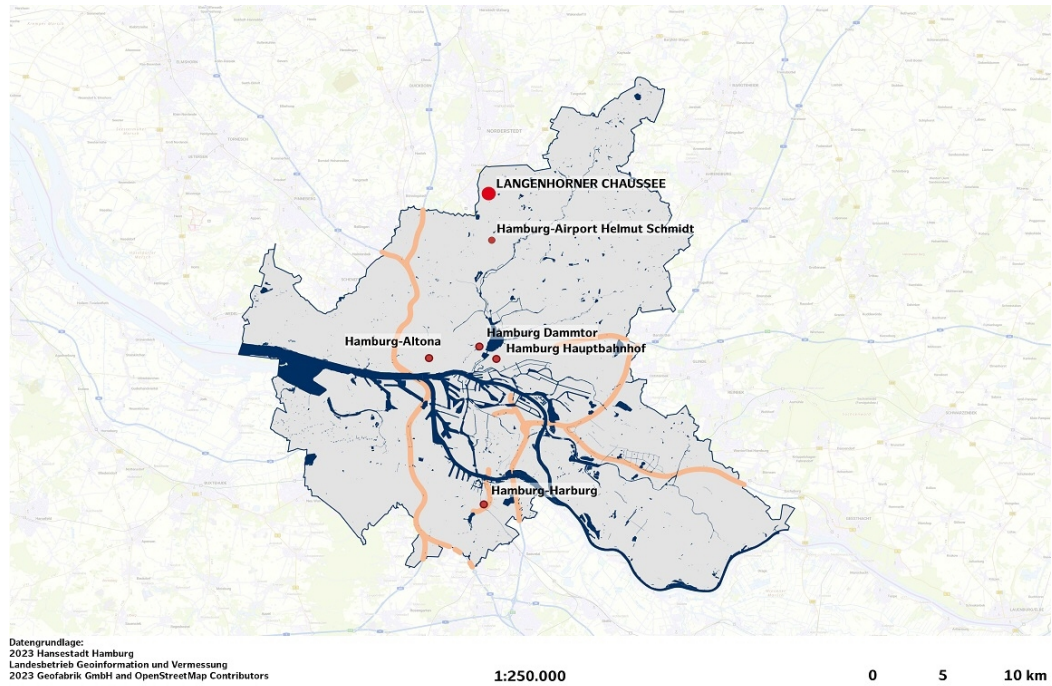
#### IMPRINT

HIW Hamburg Invest  
Wirtschaftsförderungsgesellschaft mbH

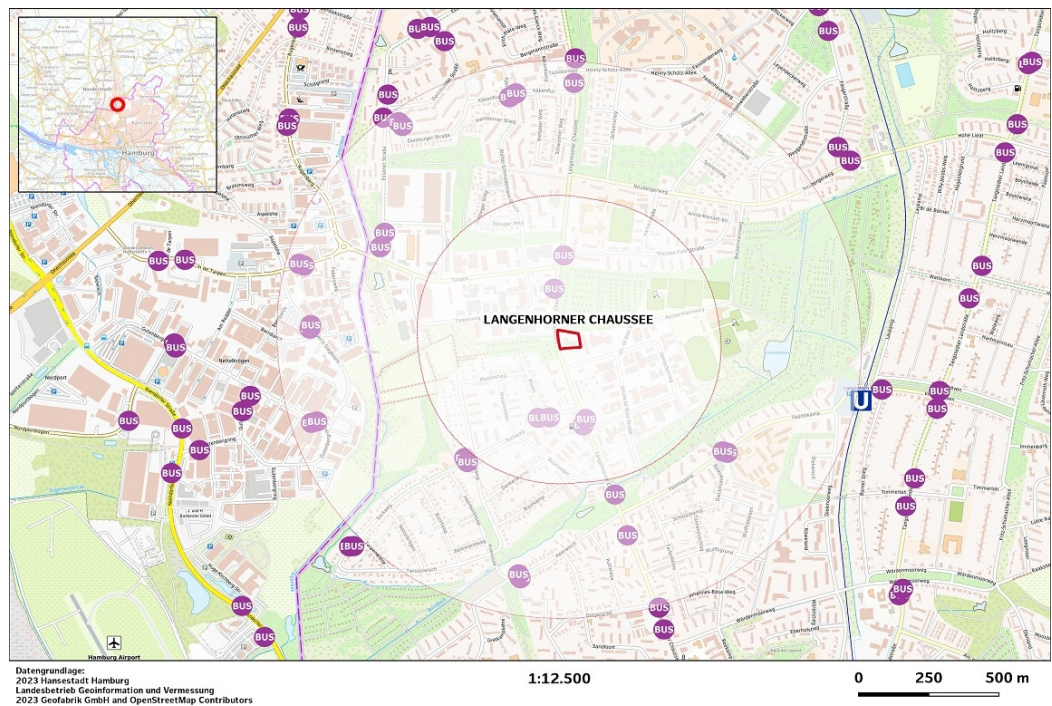
Wexstr. 7  
20355 Hamburg  
Deutschland  
Kontakt:  
Telefon: +49 (40) 227019 - 0  
E-Mail: [info@hamburg-invest.com](mailto:info@hamburg-invest.com)  
Sitz Hamburg, Registergericht Hamburg, HRB 17592  
UST-ID: DE 235323314  
Geschäftsführung:  
Dr. Rolf Strittmatter  
Prokurist:  
Udo Schimmelpfennig



## IMAGES



macro location



micro location





site plan



Luftbild 1 zu 2000