



Municipal commercial property Zur Haidkoppel

OBJECT ID

922143

MAIN CRITERIA

Address	22395 Hamburg
Object type	Property
Available land	3,307 m²
Development plan	Bergstedt 18
Designation	GE II o - GRZ 0,4 - GFZ 0,6
Available	Immediately
Allocation by heritable building right	Yes

TRANSPORT LINKS

Hamburg city centre	17 km
Walking distance to the nearest bus stop	2 min
Walking distance to nearest underground/subway station	10 min

Journey time underground/subway to long-distance railway station	36 min
Car journey time to the motorway	10 min
Car journey time to the airport	26 min

The site is very well connected to the motorway network and urban connecting roads. The U-Bahn station Hoisbüttel, approx. 700 m away, ensures flexible accessibility for employees and customers. Connections to the national transport network exist via the B75 (approx. 8 km), B432 (approx. 9 km) federal roads and the A1 and A7 (approx. 13 - 16 km) motorways.

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DESCRIPTION

The site has an area of 3,307 m² and has a land-to-building ratio of 0,4. The maximum building height according to the development plan is 8 m. A two-storey building is permitted, which is suitable for workshop and storage space on the first floor and office workplaces on the upper floor, for example. Up to now, mainly craft businesses have settled in this commercial area.

LOCATION

The Zur Haidkoppel site is located in the north-east of Hamburg and is particularly suitable for small-scale craft and production companies that also have cross-border economic links to Schleswig-Holstein.

CITY DISTRICT

Being home to 455,185 residents [as of 2023] Wandsbek is the most populous of Hamburg's districts. It is located in the north-east and is embedded in extensive nature reserves. Here you can find peace and quiet by the water, use the well-developed network of hiking and cycling trails along the Wandse and Alster rivers and even go horse-riding along the bridle paths of the Rahlstedt quarter. This district is as green as it is busy, a traditional and sought-after industry location and is popular among enterprises of all types. The mix of sector-specific expertise and high quality of life makes Wandsbek an attractive location for living and working in an urban setting.

Wandsbek's commercial locations are quite heterogeneous and include anything from corporate head offices to manufacturers, some of these with a strong focus on R&I, and a colourful mix of innovative business parks and small-scale trade businesses. Companies with a global reputation include the automotive spare parts manufacturer MEYLE AG, the intralogistics manufacturer Jungheinrich AG, the drugstore chain IWAN BUDNIKOWSKY GmbH & Co. KG, the retail and services company Otto GmbH & Co. KG, as well as Olympus Deutschland (medical technology) and Eppendorf AG (life sciences). Thanks to the district's high density, attractive mixed-use concepts have also emerged on a smaller scale, e.g. in the form of commercial centres and

ADDITIONAL INFORMATION

coworking spaces, adding innovative strength to the district and beyond.

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.

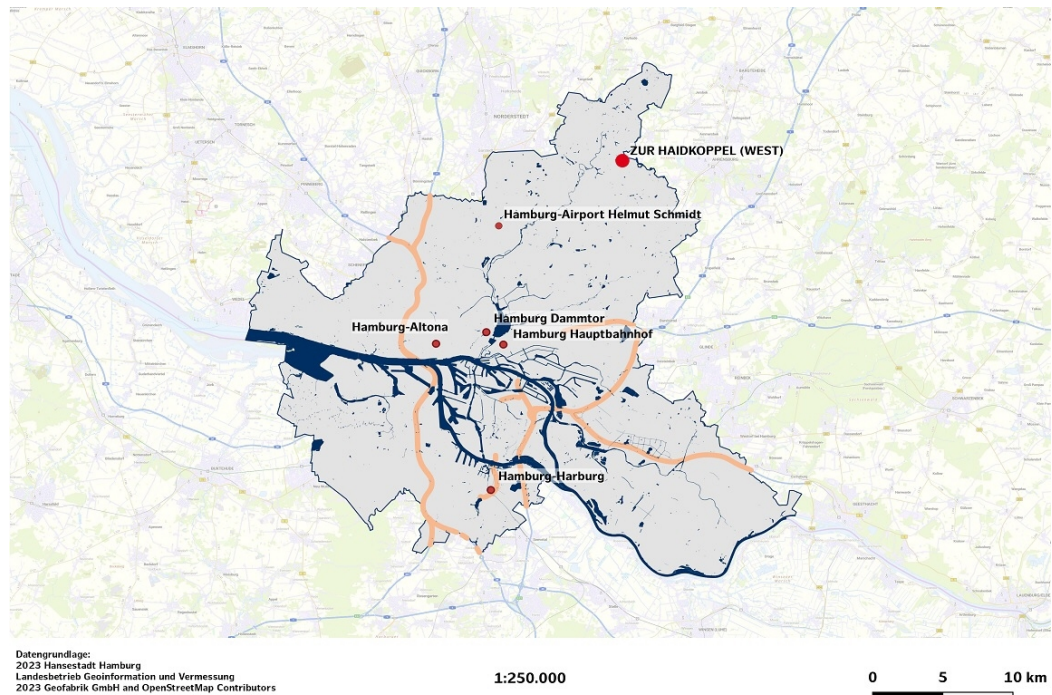
Beyond brokering commercial real estate, we support you in all business matters, especially with regard to application and approval procedures as well as construction law issues. Moreover, we connect you with relevant stakeholders from our network in the areas of financing and subsidies as well as expert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

IMPRINT

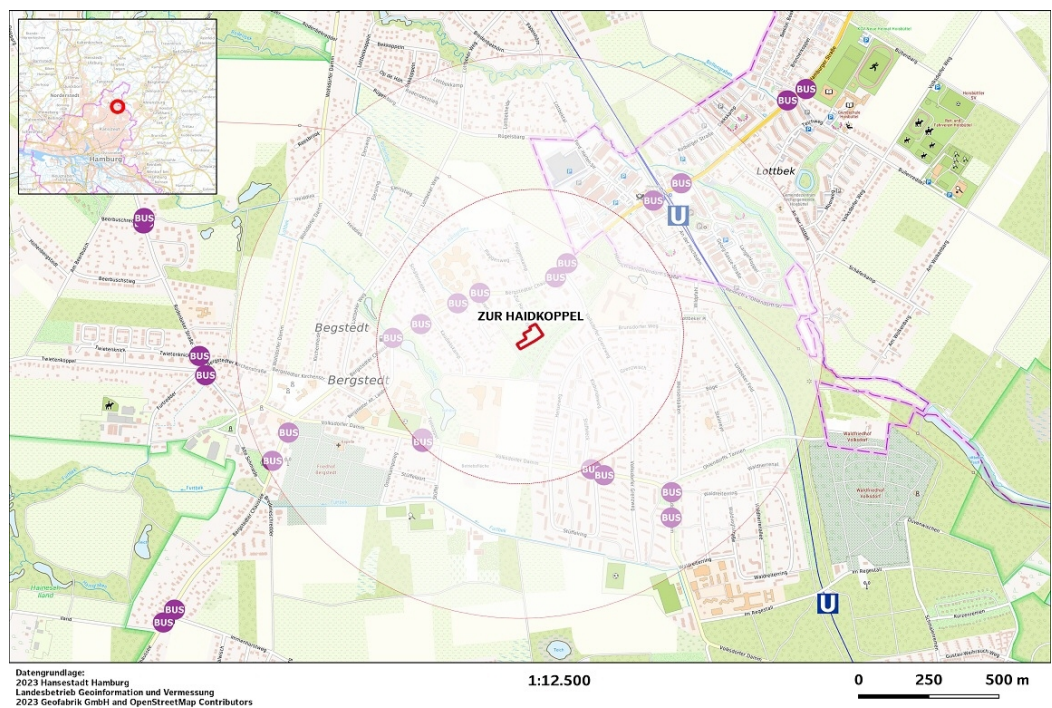
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IMAGES



macro location



micro location



site plan



aerial view 1 to 2000