



Municipal commercial property Wilhelm-Iwan-Ring (south)

OBJECT ID 922178

MAIN CRITERIA	Address	21035 Hamburg
	Object type	Property
	Available land	5,039 m ²
	Development plan	Allermöhe 27, Allermöhe 16 - Moorfleet 7 - Billwerder 14
	Designation	GE IV, GRZ 0,8, GFZ 2,2, GH 40
	Available	2027
	Allocation by heritable building right	Yes

VERKEHRS-ANBINDUNG	Hamburg city centre	12 km
	Walking distance to the nearest bus stop	4 min
	Walking distance to nearest underground/subway station	22 min

Journey time underground/subway to long-distance railway station	13 min
Car journey time to the motorway	4 min
Car journey time to the airport	46 min

The property is very well connected to the motorway network (A25, A1) as well as federal roads and cross-district connecting roads. The 230 bus route runs through the Allermöhe industrial estate, which also connects to the S-Bahn stations Mittlerer Landweg and Billwerder-Moorfleet.

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DESCRIPTION

The 5,039 m² site is fully developed. The development plan designates the area as a four-story commercial zone with a land-to-building ratio of 0.8 and a floor-area ratio of 2.2. The plot is ideally suited for the establishment of a craft or manufacturing company requiring production, storage, and office space spread over several floors, as well as logistics companies.

LOCATION

The Allermöhe industrial area is one of the largest industrial areas in Hamburg. At the same time, it offers excellent location conditions, as it has large contiguous areas, excellent accessibility due to its close proximity to the A25 motorway and large distances to emission-sensitive areas. These areas are particularly suitable for manufacturing companies and companies in the logistics sector, as they are especially dependent on efficient local transport connections and large contiguous areas. This location is primarily designed for large-scale industry, but also for trade and other small-scale commercial uses directly on Billwerder Ring.

CITY DISTRICT

Bergedorf is located in the south-east of Hamburg and is the largest of Hamburg's districts. Comprising an area of around 155 km², it is home to 133.813 Menschen [2023]. Offering everything you need for your daily life, this district almost feels like a small town in itself. There are many attractive leisure opportunities to be found here, including the historic old town, Bergedorf Castle, an idyllic town harbour as well as canals, natural waterways and cultural events and a lively restaurant scene. A number of new residential quarters are currently under development, such as Oberbillwerder, an urban neighbourhood in the countryside.

As a traditional location for industry, Bergedorf is now home to leading mechanical engineering and metal processing companies with a global focus alongside various innovative players from the life sciences sector. Thanks to its favourable transport links, numerous logistics companies have chosen Bergedorf as their location. In the Allermöhe commercial area you can find logistics centres of e.g. DACHSER, H&M Hennes & Mauritz, LCH Logistik Centrum Hamburg, Hinderer GmbH & Co. KG, Gebr. Heinemann Logistikzentrum and the Nagel Group. All of these companies

benefit from the location's proximity to science and research as well as education and training. The Hamburg University of Applied Sciences (HAW), for instance, is dedicated to training highly qualified specialists at its Life Sciences Campus in Bergedorf.

With several renowned scientific institutions, Bergedorf has the best conditions for an innovation location around the Schleusengraben: the Fraunhofer Institute for Additive Production Technologies IAPT helps companies to transfer innovative optical technologies from research to industrial practice. The Energy Campus, equipped with a wind and smart grid laboratory, tests new concepts for energy storage. This offering is complemented by the Fraunhofer Institute for Wind Energy and Energy System Technology IWES globally unique test stand for large wind turbines. In order to provide the location with development reserves and room for maneuver, the Bergedorf Innovation Park with approx. 40 ha is planned as an expansion area for the settlement of further innovative companies, opposite the facilities at Schleusengraben, at Curslacker Neuer Deich, between the A25 motorway junction in the south and the Bergedorf-Geesthacht railroad line in the north. The construction of an incubator and technology center is planned, which will act as a bridge between the research institutes and companies willing to settle here and provide the necessary services. Körber Technologies Campus is the first company to settle in the innovation park.

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

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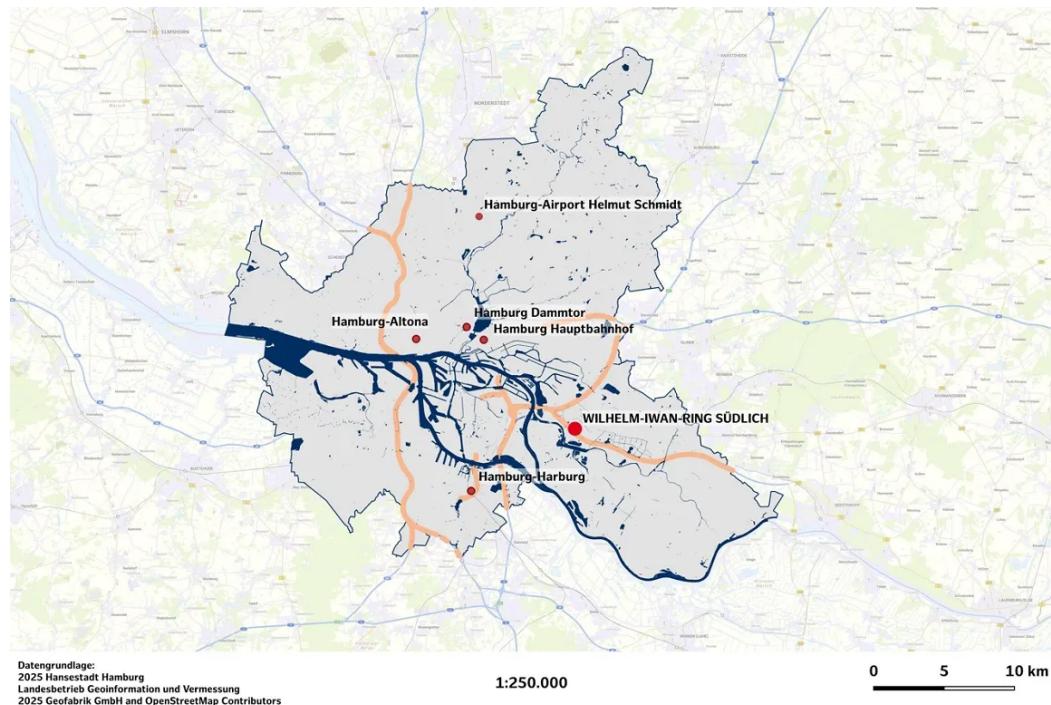
Geschäftsleitung:

Dr. Rolf Strittmatter

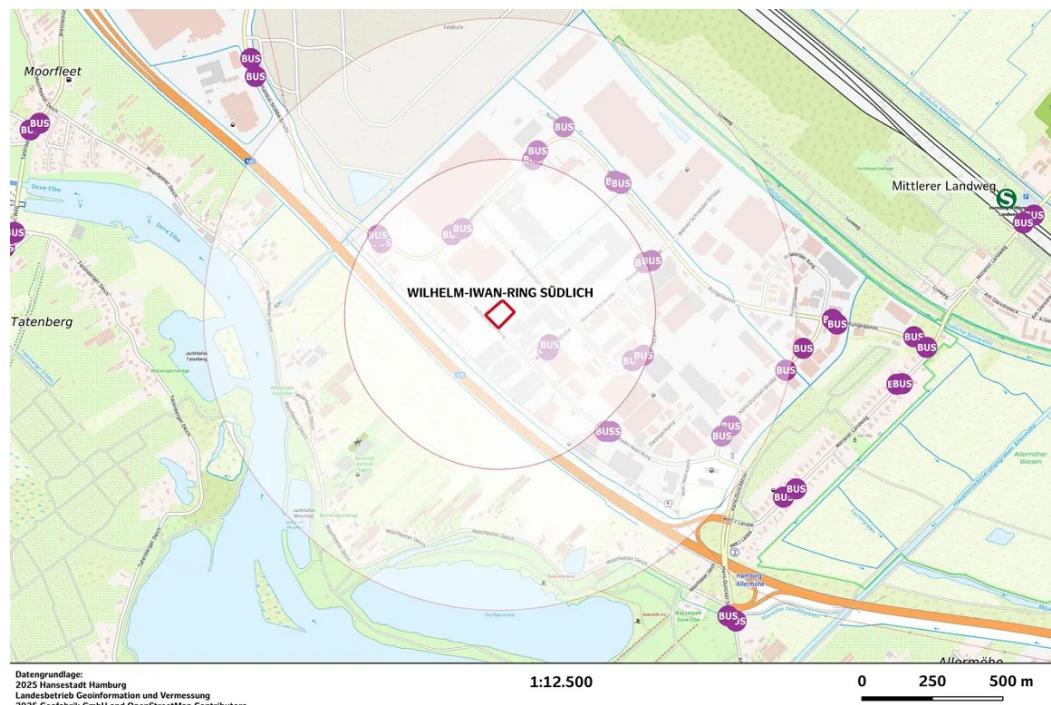
Prokurist:

Udo Schimmelpfennig

IMAGES



macro location



micro location



site plan