



Municipal commercial property Bergedorf Innovation Park | construction site A04

OBJECT ID

922246

MAIN CRITERIA

Address	21029 Hamburg
Object type	Property
Available land	5,071 m ²
Development plan	Bergedorf 99
Designation	CA, Innovation park, BH max. 17 m to max. 45 m AMSL
Available	ready for building construction by 2028
Allocation by heritable building right	Yes

VERKEHRS-ANBINDUNG

Hamburg city centre	21 km
Walking distance to the nearest bus stop	4 min
Walking distance to nearest underground/subway station	25 min

Journey time underground/subway to long-distance railway station	20 min
Car journey time to the motorway	4 min
Car journey time to the airport	50 min

The Bergedorf Innovation Park is conveniently located between the A25 and the Bergedorf–Geesthacht railroad line. The location is connected to public transportation via direct bus routes; the nearest S-Bahn station is Bergedorf. Transportation access is being continuously expanded as the site continues to develop.

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DESCRIPTION

The Bergedorf Innovation Park currently has a development potential of approximately 337,000 m² of gross floor area (GFA) and is accessible via Curslackener Neuer Deich. Construction site A04 covers an area of 5,071 m², on which a gross floor area of up to 27,700 m² can be realized. This offers technology-oriented companies, in particular, the opportunity to develop modern commercial and research facilities tailored to their needs. In addition, the Bergedorf 99 development plan designates approximately 6 hectares of additional commercial space within the Bergedorf Innovation Park for future developments. The development plan is characterized by a high degree of flexibility regarding building typologies, floor areas, and usage structures, thereby enabling the creation of a wide variety of corporate and research sites – ranging from office and laboratory buildings to production and development spaces.

The Innovation Park is aimed in particular at innovative and knowledge-intensive companies in forward-looking industries. Key focus areas include wind energy, 3D laser technology, renewable energy, energy storage, and optical technologies. Thanks to its close proximity to research institutions, universities, and technology-oriented companies, the location offers an environment that fosters innovation, with excellent conditions for collaboration, knowledge and technology transfer, and sustainable business growth.

LOCATION

The Bergedorf Innovation Park is part of the 'Urban Bergedorf Southeast' master plan, which aims to develop the approximately 150-hectare planning area into a lively, well-connected and mixed-use urban quarter. The framework plan includes the creation of 3,500 residential units and 7,500 to 11,500 jobs, as well as the development of Curslackener Neuer Deich into a representative city entrance.

The Innovation Park at Curslackener Neuer Deich has been under construction and development since 2023. Mobility hubs are to be built to minimise motorised private transport in the area. The main traffic is to be routed via the east-west access road in the south of the planning area. Embedded in a structure of open space axes, a network of footpaths and cycle paths promotes the integration of Bergedorf-Southeast with the neighbouring districts and the city centre.

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.

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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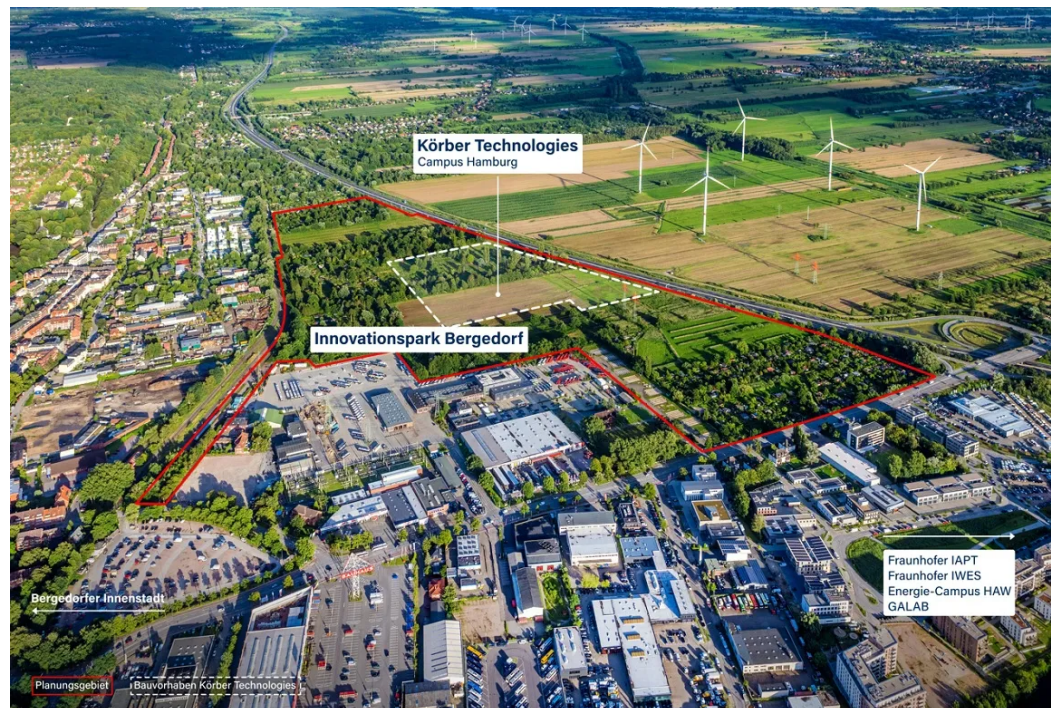
IMAGES



aerial view



development plan – draft as of october 2023



aerial view Bergedorf Innovation Park