



Source: LGV - Agency for Geo-Information and Surveying

## PROPERTY VIERENKAMP EAST

District of Eimsbüttel, quarter of Niendorf

### KEY FIGURES

Object ID	5081
Object type	Commercial building areas
Property area in m <sup>2</sup>	4,755
Availability	immediately
Development plan	Niendorf 78
Designation	GE II/III - GRZ 0,7 - GFZ 1,2

### TRANSPORT CONNECTION

Hamburg city centre	13 km
Travel time by foot to the nearest bus stop	4 min
Travel time by foot to the nearest railway station	27 min
Travel time by U-Bahn/S-Bahn to the nearest mainline station	21 min
Travel time by car to the nearest motorway link	8 min
Travel time by car to Hamburg Airport	7 min

**This property is offered by:**

HIW Hamburg Invest Wirtschaftsförderungsgesellschaft mbH  
 Tel.: +49 40 22 70 19 0 Fax: +49 40 22 70 19 13  
 mailto:info@hamburg-invest.com www.hamburg-invest.com

## LOCATION

### The district of Eimsbüttel

Covering 7% of the municipality, Eimsbüttel is the smallest of Hamburg's districts. With around 264,000 residents – representing 15% of Hamburg's total population – it is also the most densely populated district. While Eimsbüttel's inner-city quarters in particular are among the most sought-after residential areas, they are also popular locations for innovative companies from the services sector and the creative industries – which is largely due to their excellent locational features and their rich choice of attractive leisure facilities. Among new, young companies there is a growing demand for working environments that are characterised by a mix of different features, social openness, public spaces, as well as urban architecture and urban culture. Eimsbüttel is also home to Hamburg's largest university with over 42,000 students and numerous institutes and research facilities. Major companies based in Eimsbüttel include Beiersdorf AG, the Signal Iduna Group, the HanseMerkur Insurance Group, VELUX Deutschland GmbH, Bode Chemie GmbH, and Norddeutscher Rundfunk (NDR). The "Meistermeile", Northern Germany's first multi-storey, inner-city estate for skilled tradesman's businesses is an innovative offer for Hamburg-based craft enterprises as it provides centrally located commercial spaces in spite of increasing density. At the "Meistermeile", small and medium-sized enterprises in particular can find a place in close proximity to their customers. The outer quarters of Eimsbüttel are largely characterised by more land-intensive enterprises, such as manufacturing and logistics companies, who benefit from excellent transport connections as well as the close proximity to Hamburg Airport.

### The location in more detail

The Vierenkamp commercial area, which covers an area of approx. 5 ha, offers attractive commercial spaces in the immediate vicinity of Hamburg Airport. The location is particularly suited to manufacturing companies from the aviation industry as well as other craft and production companies with a low volume of delivery traffic. On site there are still two plots available, with a size of approx. 4,000 m<sup>2</sup> and 4,700 m<sup>2</sup> respectively. The estate is located directly on the Ring 3 ring road, and the A7 motorway is approx. 4 km away. In terms of public transport, Metrobus 24 as well as bus line 191 are in walking distance. From the nearest underground station, Niendorf-Nord (U2 line), Hamburg's central station can be reached directly without changing trains.

### Transregional companies at the location

The Vierenkamp commercial area is home to several suppliers from the aviation and medical industries. In addition, companies from the fields of mechanical engineering, energy and environmental technology as well as communication technology and craft businesses have settled here.

The property has a size of 4,755 m<sup>2</sup> and is accessible via the Vierenkamp. The plot is almost quadratic in shape and is particularly suited to craft and production companies that don't generate heavy delivery traffic. With a land-to-building ratio of 0.7 and a maximum permitted building height of 12 m, the development plan provides for an efficient use of the site.

## PROPERTY ON OFFER

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**One-stop service**

This commercial property is sold by Hamburg Invest – the one-stop agency for relocation and investment in Hamburg. To be directly awarded, companies must comply with the business development criteria defined by the City of Hamburg.

As well as brokering commercial real estate, Hamburg Invest supports you in all business matters, especially with regard to application and approval procedures as well as construction law issues. In addition, Hamburg Invest connects you with relevant stakeholders from our network in the areas of financing, subsidies as well as industry- and technology-specific expert communities.

**PLEASE NOTE**

This exposé is intended to provide non-binding information and cannot be used on a legal basis. Only a notarised contract is legally binding.

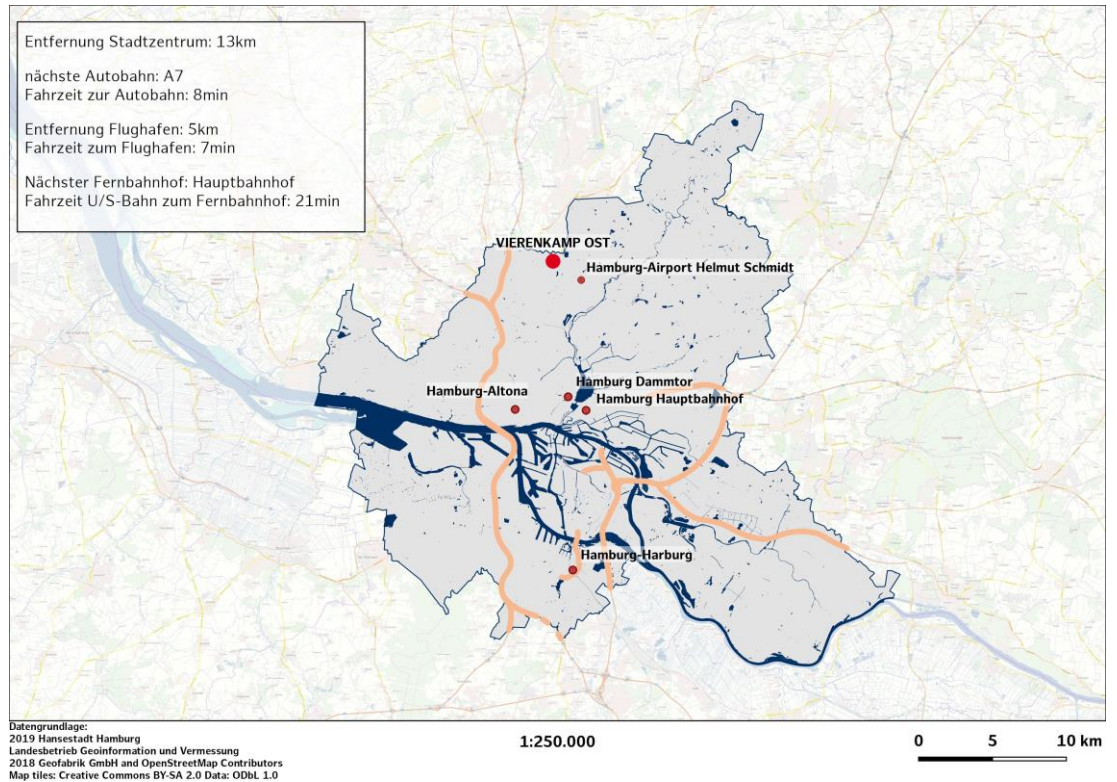
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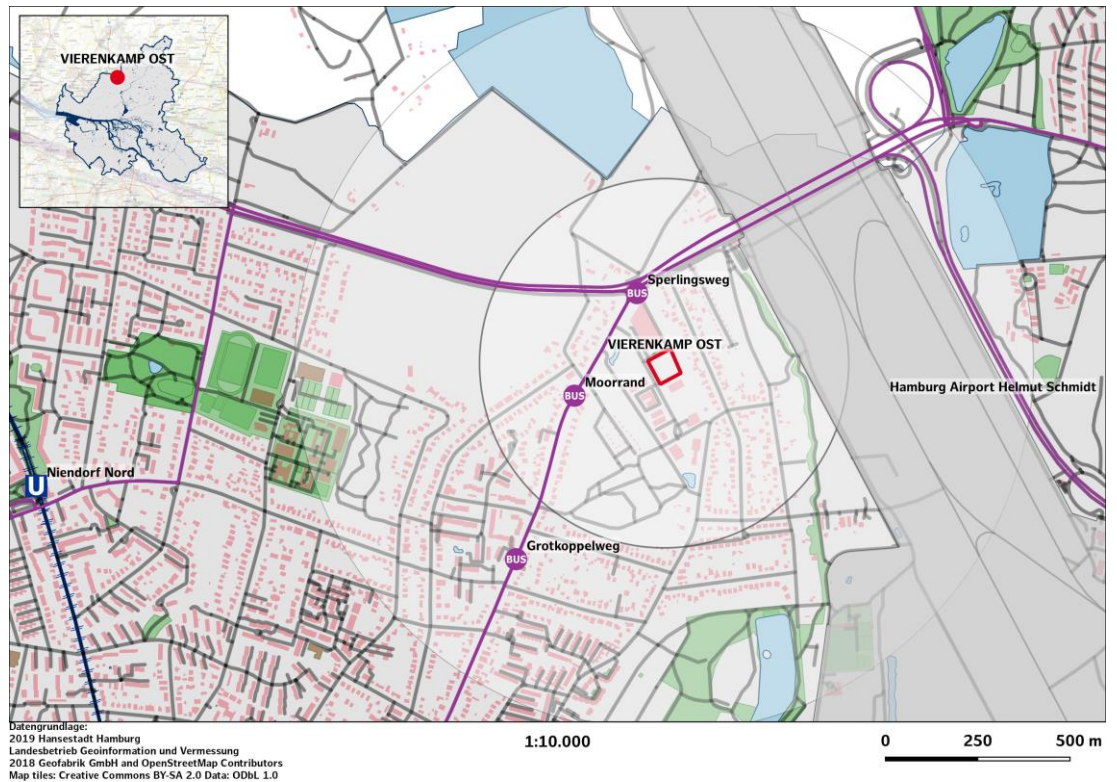
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## MACRO LOCATION



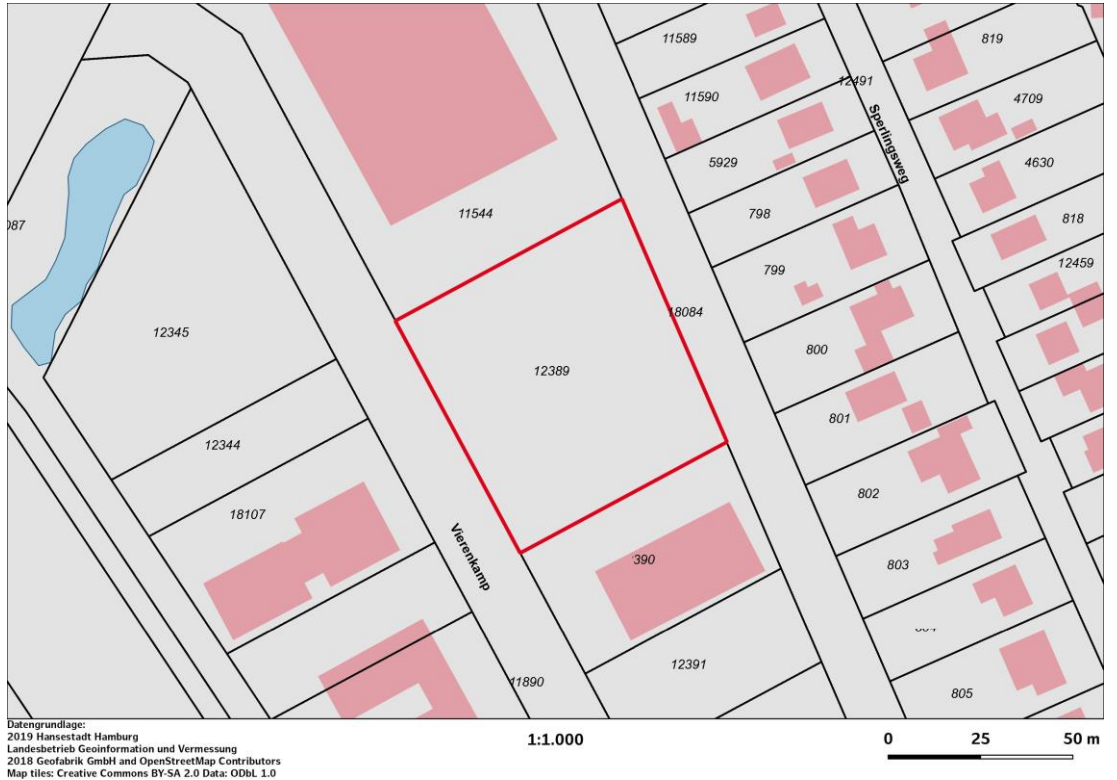
## MICRO LOCATION



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### SITE PLAN



### AERIAL VIEW



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