



Source: LGV - Agency for Geo Information and Surveying

PROPERTY HESELSTÜCKEN

District of Hamburg-Nord, quarter of Groß Borstel

KEY FIGURES

Object	5247
Object type	Commercial building area
Property area in m ²	7,094
Availability	immediately
Development plan	Groß Borstel 19

TRANSPORT CONNECTION

Hamburg city centre	8 km
Travel time by foot to the nearest bus stop	5 min
Travel time by foot to the nearest S-Bahn/U-Bahn station	25 min
Travel time by U-Bahn/S-Bahn to the nearest mainline station	18 min
Travel time by car to the nearest motorway link	12 min
Travel time by car to Hamburg Airport	6 min

This property is offered by:

HIW Hamburg Invest Wirtschaftsförderungsgesellschaft mbH
 Tel.: +49 40 22 70 19 0 Fax: 040 / 22 70 19 13
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LOCATION

The district of Hamburg-Nord

Hamburg-Nord is Hamburg's second smallest district in terms of surface area and has some 302,000 residents. The areas close to the Alster Lake are characterised by mixed neighbourhoods with a history of industry and commerce. North of the Stadtpark, the district is largely shaped by Ohlsdorf cemetery and Hamburg Airport Helmut Schmidt with its many surrounding commercial sites. The district of Hamburg-Nord is also an important healthcare location: as it is home to the University Medical Center Hamburg-Eppendorf (UKE), a hospital of national importance, many small, medium-sized and large healthcare and medical technology companies are based here – among them Philips Medical Systems DMC GmbH. Private hospital operator Asklepios Group has its head office here and also runs two nearby clinics, AK Heidberg and AK Barmbek. The district further includes Schön-Klinik Hamburg-Eilbek, a university hospital. Pharmaceutical companies and health insurers, such as Germany's largest health insurer, Techniker Krankenkasse (TK), are also located in Hamburg-Nord. The extensive network of Alster Lake canals, which spreads out into the different neighbourhoods, contributes to a high quality of life. The area can be accessed conveniently by both road and water.

The location in more detail

In the immediate vicinity of Hamburg Airport, the Groß Borstel quarter also includes the Sportallee/Weg beim Jäger commercial site, which is characterised by large-scale commercial structures with administrative and hall buildings especially from the aviation industry (Airbus, Lufthansa Technik). Accordingly, the focus here is on airport-related industry alongside manufacturing and logistics. The B433 federal motorway ensures quick access to Hamburg Airport as well as the A7 motorway. Moreover, there are direct public transport links to HVV bus lines that will swiftly take you to the Airport Hamburg S-Bahn station and the Alsterdorf U-Bahn station.

The property has a surface area of 7,094 m² and is accessed via the street Heselstücken. According to the development plan, the site is designated as a commercial area with a land-to-building ratio of 0.8 and a floor-area ratio of 2.0. As four-storey development is permitted, the site is suitable for a highly space-efficient development with a high density of workplaces. The property may be used e.g. by aviation-related or research-intensive manufacturing companies with administrative head offices that allow for stacked utilisation units.

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.

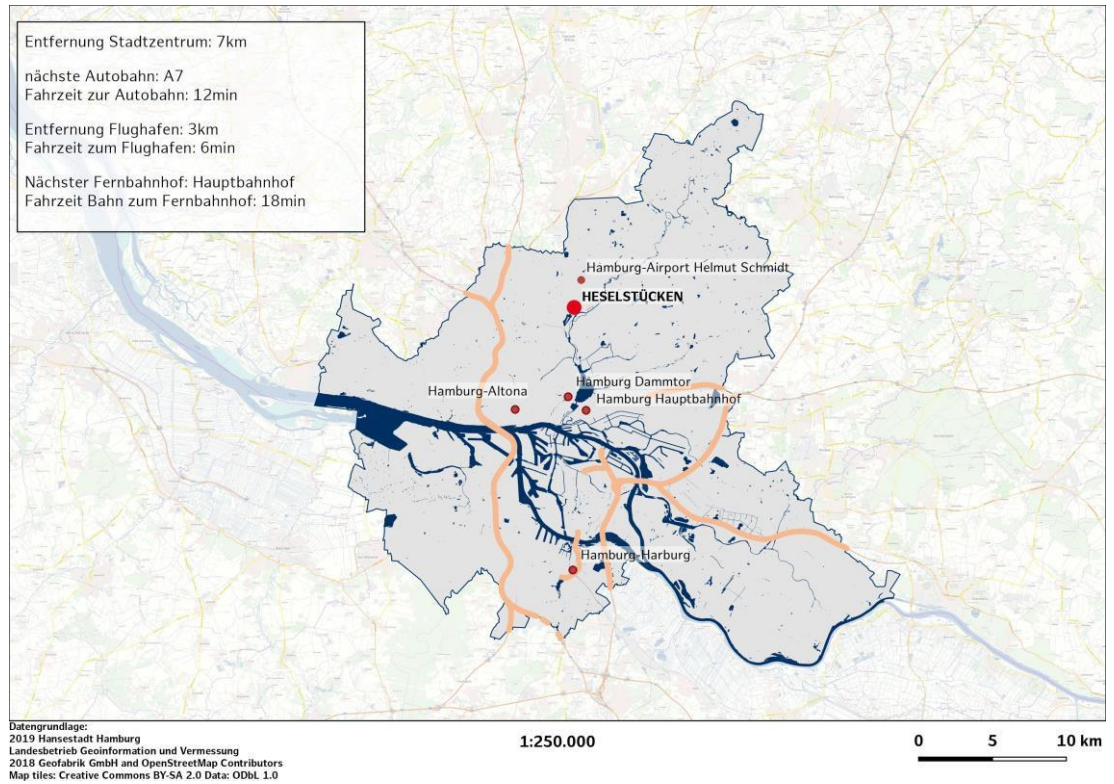
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PROPERTY ON OFFER

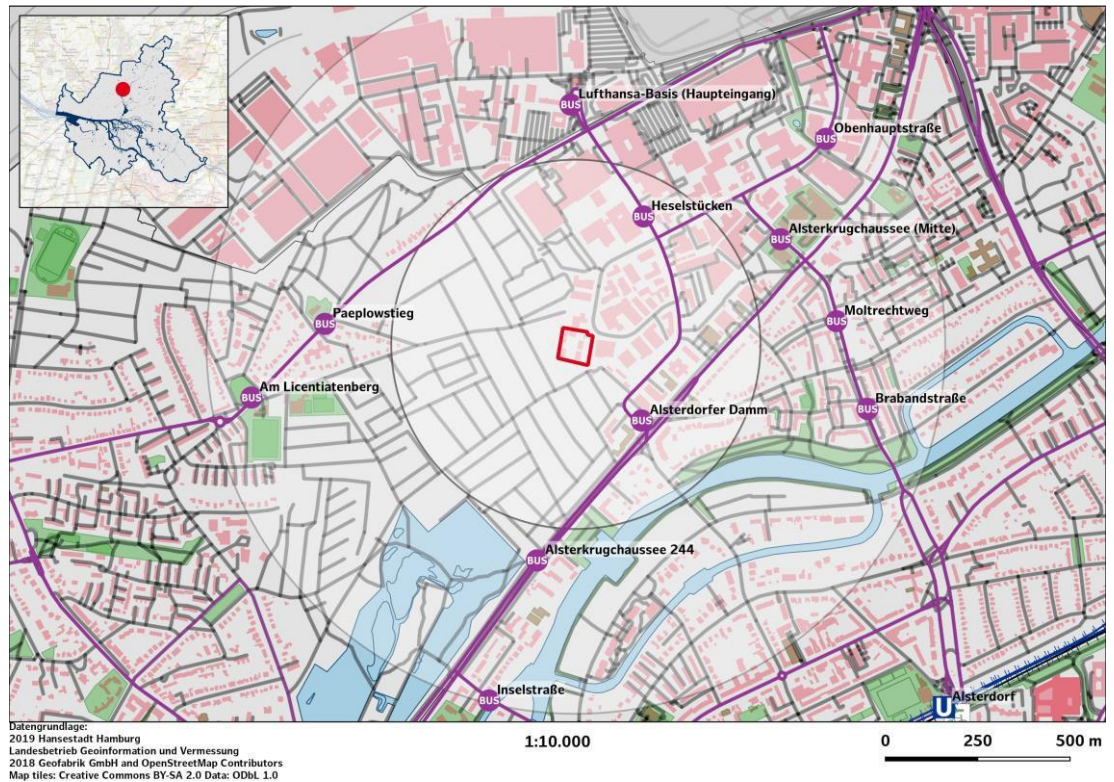
HAMBURG INVEST

PLEASE NOTE

MACRO LOCATION



MICRO LOCATION



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SITE PLAN



Datengrundlage:
 2019 Hansestadt Hamburg
 Landesbetrieb Geoinformation und Vermessung
 2018 Geofabrik GmbH and OpenStreetMap Contributors
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1:1.000

0 25 50 m

AERIAL VIEW



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