



Source: LGV - Agency for Geo Information and Surveying

PROPERTY HOLSTENKAMP

District of Altona, quarter of Bahrenfeld

KEY FIGURES

Object ID	5171
Object type	Commercial building area
Property in m ²	4,575
Development plan	Bahrenfeld 10

TRANSPORT CONNECTION

Hamburg city centre	5.5 km
Travel time by foot to the nearest bus stop	1 min
Travel time by foot to the nearest S-Bahn/U-Bahn station	16 min
Travel time by U-Bahn/S-Bahn to the nearest mainline station	27 min
Travel time by car to the nearest motorway link	2 min
Travel time by car to Hamburg Airport	15 min

This property is offered by:

HIW Hamburg Invest Wirtschaftsförderungsgesellschaft mbH
 Tel.: +49 40 22 70 19 0 Fax: 040 / 22 70 19 13
 mailto:info@hamburg-invest.com www.hamburg-invest.com

LOCATION

The district of Altona

Altona is home to approx. 275,000 people and thus accommodates about 15% of Hamburg's total population. The district has a long history as a shipping industry location, which can still be felt today. In the 19th century, the formerly independent city of Altona had an important harbour that competed with the port of Hamburg at the time. During the advent of industrialisation, housing and production facilities were developed hand in hand, which is still reflected in the cityscape today and continues to be a core element of the district's identity and cultural history. Today, trade and industry are mostly found in the quarters of Bahrenfeld and Lurup, where space-intensive and manufacturing businesses are located, as well as in Altona and Ottensen, where media companies and stakeholders from the creative industries have found a new home from a fairly early stage.

A distinctive characteristic of Altona is the large number of industrial yards, which are mostly located in converted factories (e.g. Borselhof, Phoenixhof and Zeisehallen in Ottensen, Altes Gaswerk in Bahrenfeld, Altes Bahnkraftwerk Leverkusenstrasse, as well as Alte Pianofabrik in the Schanzenviertel). Prior to WW2, the banks of the Elbe along Altona/Ottensen had been largely dominated by industry. Later on in the 20th century, the vision of an urban economy was realised with a number of striking developments and conversions, such as Dockland, Elbberg Campus as well as conversions of historic malshouses and warehouses.

Bahrenfeld is home to the Deutsches Elektronen-Synchrotron (DESY), the world leader in the development, construction and operation of particle accelerators and the anchor institute of the Altona research and innovation park, which provides a dense network of research-related companies and institutes. In addition, Science City Bahrenfeld is currently taking shape here, which will enable the integration of research, science and teaching into the new and existing local structures of Bahrenfeld.

The location in more detail

Altona's largest consistent commercial and industrial area is situated on both sides of the centrally located Schnackenburgallee. With its long history of industry and trade, the northern part of the area provides direct access to the A7 motorway via the Hamburg Volkspark junction. The location is characterised by generous plot layouts and ring-shaped developments that allow for uses with different space requirements. As well as being home to numerous smaller enterprises, such as craft businesses and service providers, the area is mainly shaped by manufacturing and wholesale companies. The location also allows for emission-intensive businesses. The area is served by public transport via bus, and the scheduled Hamburg-Diebsteich long-distance railway station is approx. 1 km away and, once completed, can be reached on foot.

Transregional companies at the location

Providing excellent connectivity, the industrial and commercial area also includes manufacturing companies such as Jungheinrich and logistics companies such as Kraftverkehr Nagel – in addition to a number of wholesalers, such as CITTI Handelsgesellschaft, and, bordering the property in the north, fish wholesaler Hagenah.

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**PROPERTY ON
OFFER**

The property on offer is characterised by its excellent visual axis of the Schnackenburgallee/ Holstenkamp intersection. The three-storey development allows for representative corporate headquarters on this 4,500 m² site, which is designated as a commercial area e.g. for production, research and administration units across several floors. Other utilisation scenarios include e.g. innovative multi-storey logistics facilities for the last mile or industrial development approaches.

HAMBURG INVEST

One-stop service

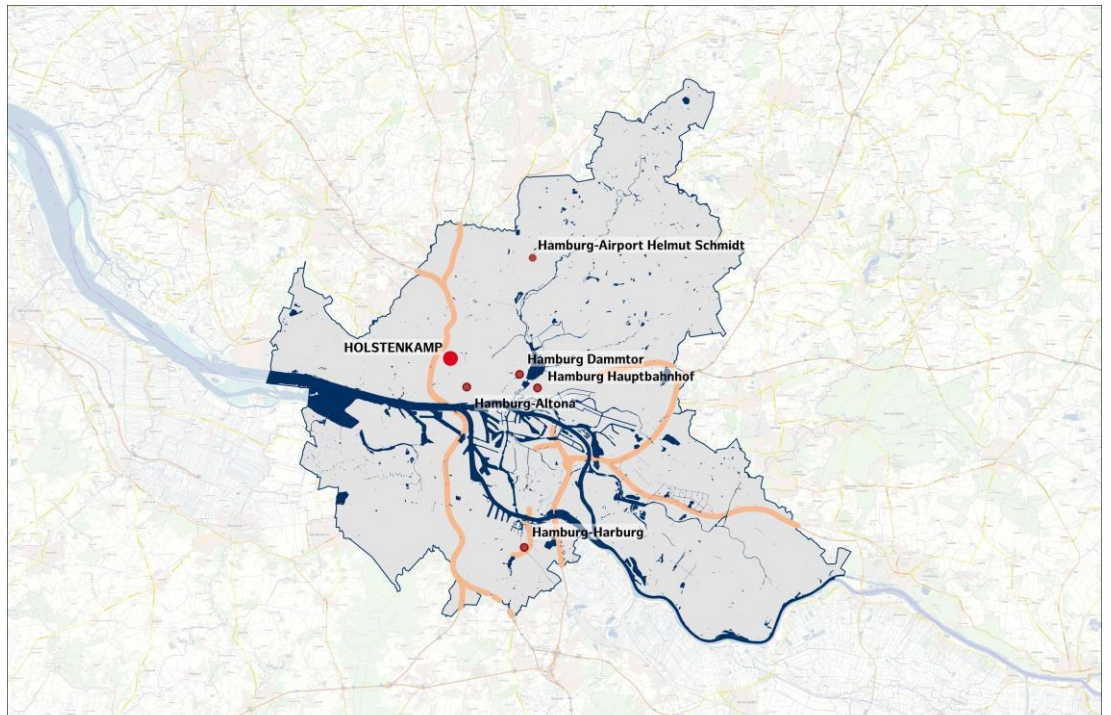
This commercial property is sold by Hamburg Invest – the one-stop agency for relocation and investment in Hamburg. To be directly awarded, companies must comply with the business development criteria defined by the City of Hamburg.

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 document is intended to provide non-binding information and does not constitute a legal basis. Only a notarised contract is legally binding.

**MACRO
LOCATION**

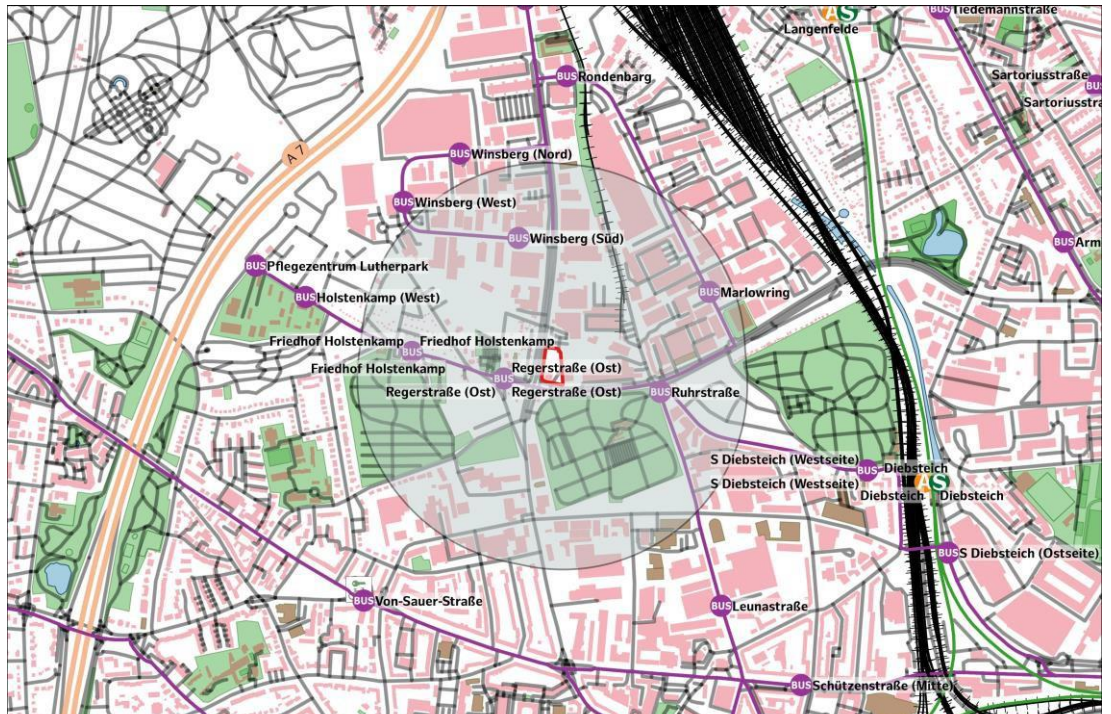


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**MICRO
LOCATION**



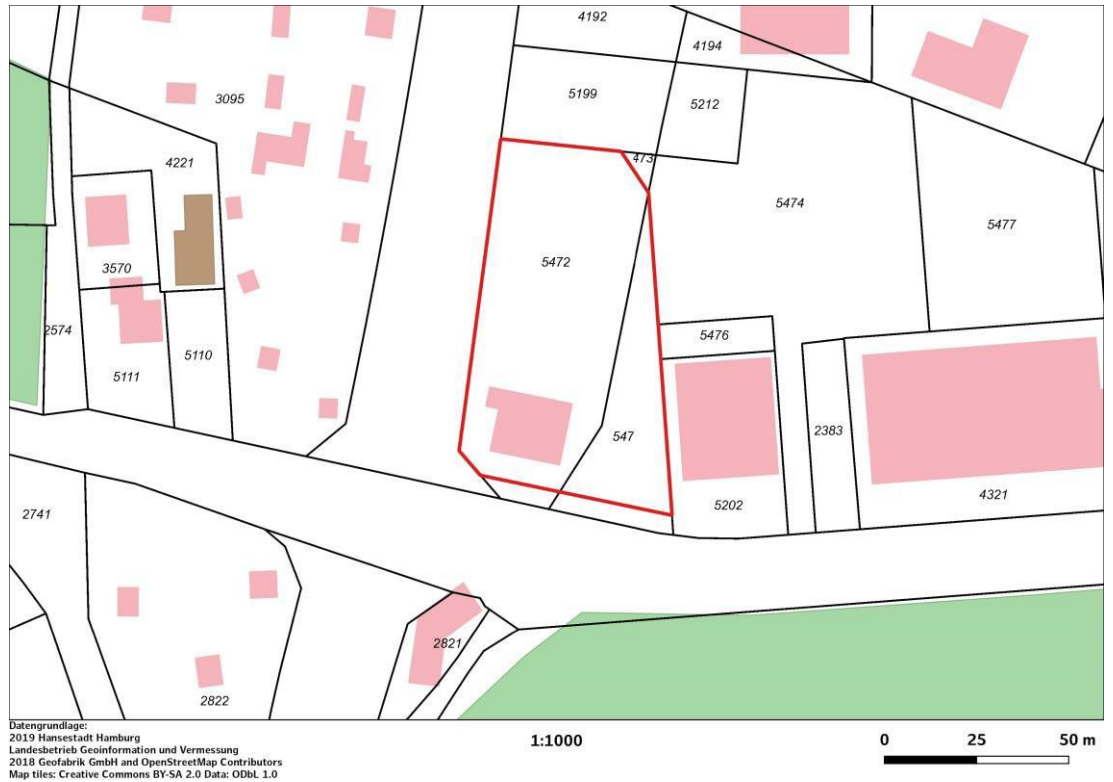
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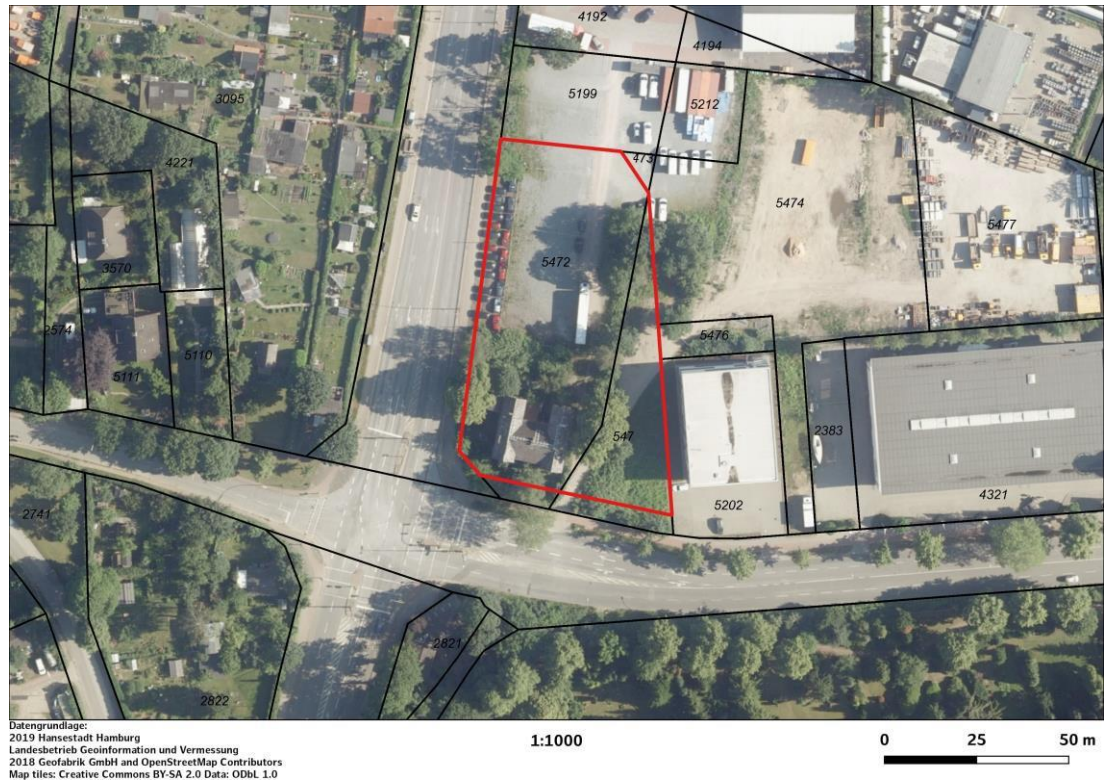
0 250 500 m

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SITE PLAN



AERIAL VIEW



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