



Source: LGV - Agency for Geo-Information and Surveying

PROPERTY KULEMANNSTIEG

District of Eimsbüttel, quarter of Schnelsen

KEY FIGURES

Object ID	5082
Object type	Commercial building areas
Property area in m ²	5,693
Availability	immediately
Development plan	Schnelsen 69
Designation	GE II - GRZ 0,5 - GFZ 0,8

TRANSPORT CONNECTION

Hamburg city centre	13 km
Travel time by foot to the nearest bus stop	6 min
Travel time by foot to the nearest railway station	10 min
Travel time by U-Bahn/S-Bahn to the nearest mainline station	35 min
Travel time by car to the nearest motorway link	6 min
Travel time by car to Hamburg Airport	16 min

This property is offered by:

HIW Hamburg Invest Wirtschaftsförderungsgesellschaft mbH
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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 Schnelsen West commercial area is located in the north of the Eimsbüttel district. It is situated in the quarter of the same name, between Kulemannstieg, Holsteiner Chaussee, Flagentwiet and Pinneberger Strasse. The area is mainly home to craft businesses and small enterprises, as well as logistics businesses and wholesalers.

The commercial area provides excellent access to the regional transport system. The Holsteiner Chaussee (B4) is directly accessible via Pinneberger Strasse and Flagentwiet, and the A7 motorway (Hamburg-Schnelsen) is about 2 km away.

Within a radius of about 500 m there are several bus stops, and the AKN train station of Schnelsen connects the area to Hamburg's local public transport network. As AKN trains are intended to be converted into rapid railway trains, connectivity of the location will be even better in the near future.

PROPERTY OFFER

The property is located in the northern part of the commercial area. It has a size of 5,693 m² and is accessible via the Kulemannstieg. As per development plan, the area is designated as a two-storey industrial estate with a land-to-building ratio of 0.5 and a floor-area ratio of 0.8. It is well suited e.g. for craft and production businesses.

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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.

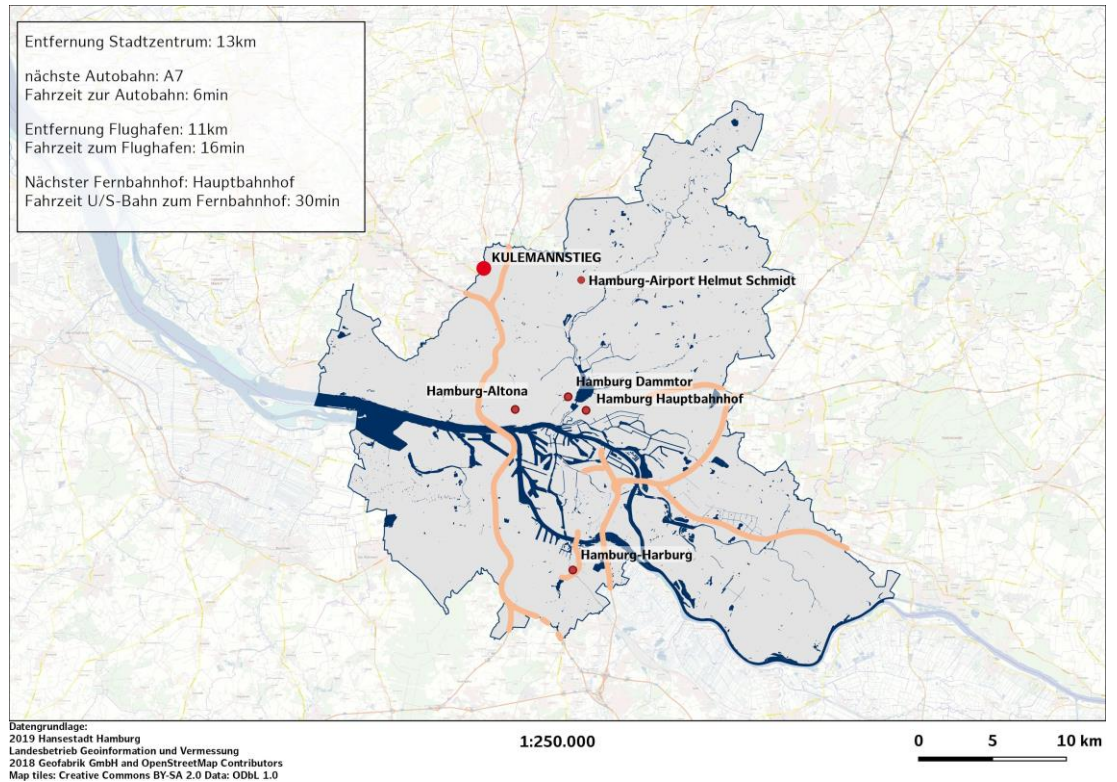
PLEASE NOTE

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

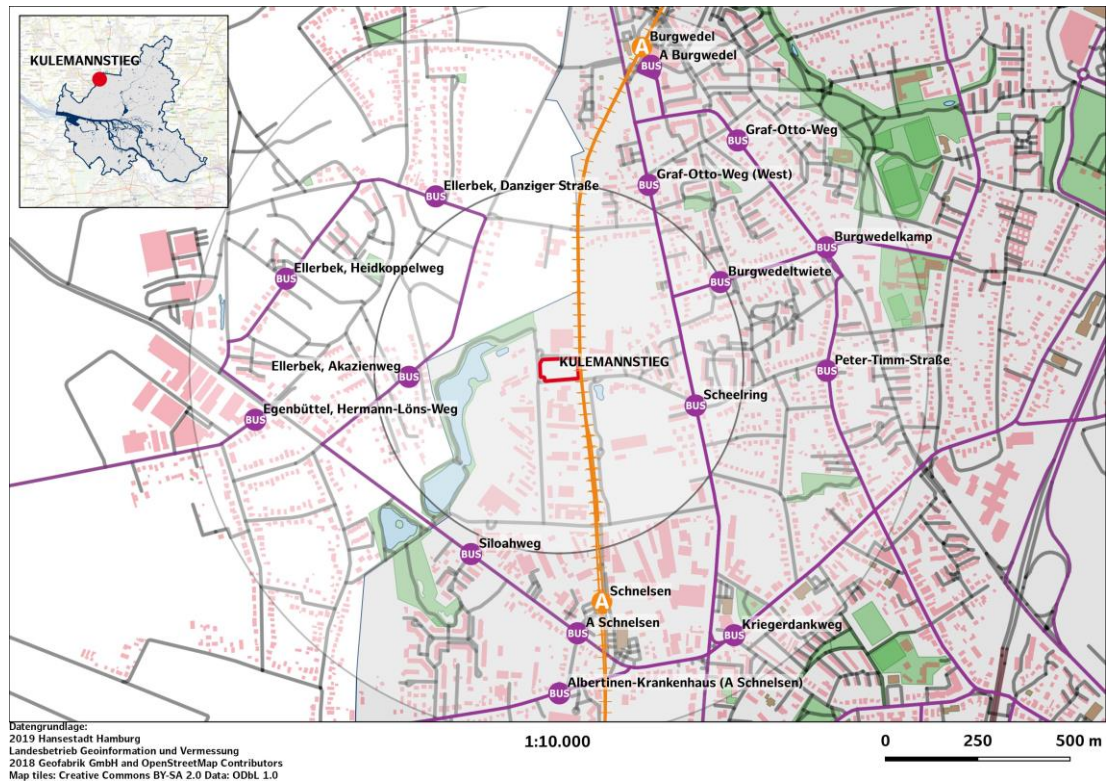
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MACRO LOCATION

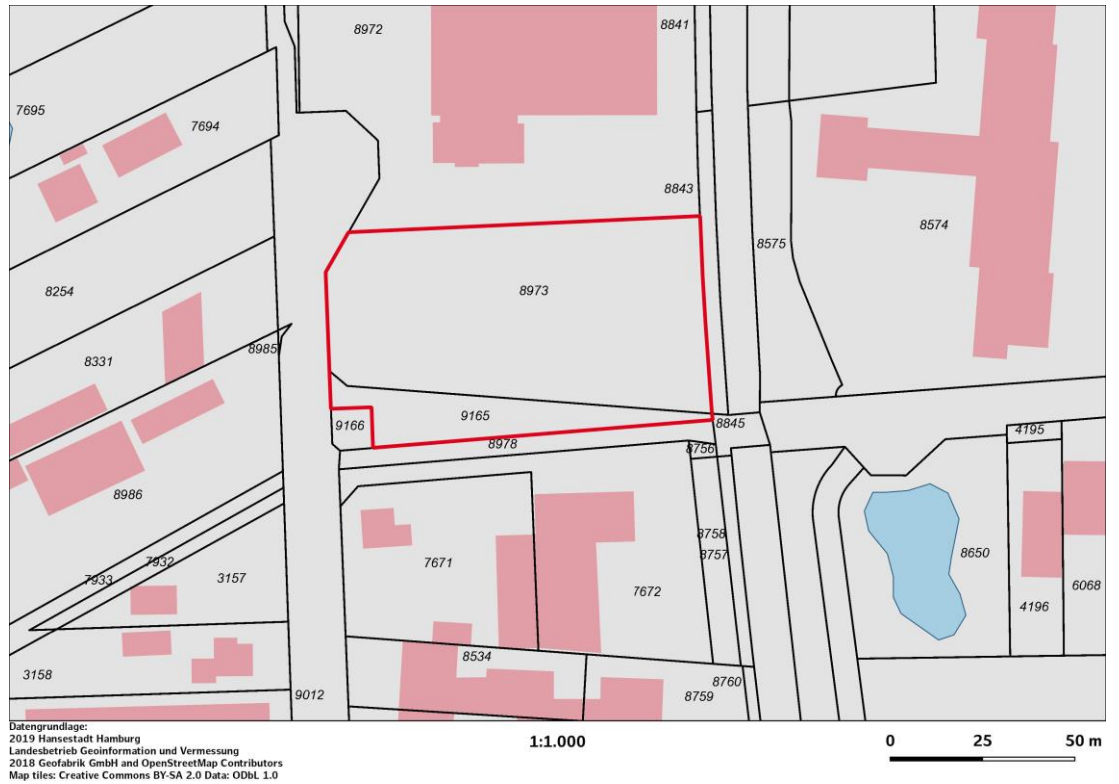


MICRO LOCATION



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SITE PLAN



AERIAL VIEW



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