



Source: LGV - Agency for Geo-Information and Surveying

PROPERTY LANGENHORNER CHAUSSEE 428

District of Hamburg-Nord, quarter of Langenhorn

KEY FIGURES

Object ID	5240
Object type	Commercial building areas
Property area in m ²	4,554
Availability	immediately
Development plan	Langenhorn 21
Designation	GE - GRZ 0,6 - GFZ 0,8

TRANSPORT CONNECTION

Hamburg city centre	15 km
Travel time by foot to the nearest bus stop	3 min
Travel time by foot to the nearest railway station	17 min
Travel time by U-Bahn/S-Bahn to the nearest mainline station	33 min
Travel time by car to the nearest motorway link	18 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 Hamburg-Nord

The district of Hamburg-Nord is the second smallest district in terms of area and has around 302,000 inhabitants. The areas close to the Alster are characterised by mixed neighbourhoods, which are historically influenced by industry and commerce. To the north of the city park, the district is dominated by the Ohlsdorf cemetery and Hamburg Airport Helmut Schmidt with its network of industrial sites.

The district is an important location for the health industry in Hamburg. Numerous SMEs as well as major companies from the health trade and medical technology have settled around the nationally important Eppendorf University Hospital (UKE), such as Philips Medical Systems DMC GmbH. The Asklepios Group is based here and operates two locations: AK Heidberg and AK Barmbek. In addition, the Schön-Klinik Hamburg-Eilbek, an academic teaching hospital, is located in the district. Likewise the pharmaceutical industry and health insurers, including the largest German health insurance company, Techniker Krankenkasse (TK).

Aside from an excellent road-side access to the neighbourhoods, the extensive network of canals starting from the Alster and extending into the districts of the district also provides a good water-side connection, which ensures a high quality of stay.

The location in more detail

The Oehleckerring industrial area is located centrally in the Langenhorn quarter. It extends north of the Foorthkamp between Oehleckerring and Langenhorner Chaussee. With 15 ha it is a vital industrial location with intensive land use. Wholesale trade, motor vehicle trade and trade, warehouses, handicraft enterprises as well as trade and service enterprises are predominantly found here.

The area is well connected with regard to transport. The B433 and the motorway A7 can be reached via the Langenhorner Chaussee. The airport is only a few minutes by car away. There is a direct connection by bus lines of the HVV, the underground station Langenhorn Nord is about 800 m away.

The property has an area of 4,554 m² and can be reached via the Langenhorner Chaussee. The development plan designates the area as an commercial area with a land-to-building ratio of 0.6 and floor-area ratio of 0.8. It is suitable for the settlement of small commercial enterprises, production enterprises as well as handicraft enterprises or a craftsman yard and is characterised by a very good visibility.

PROPERTY ON OFFER

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.

HAMBURG INVEST

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

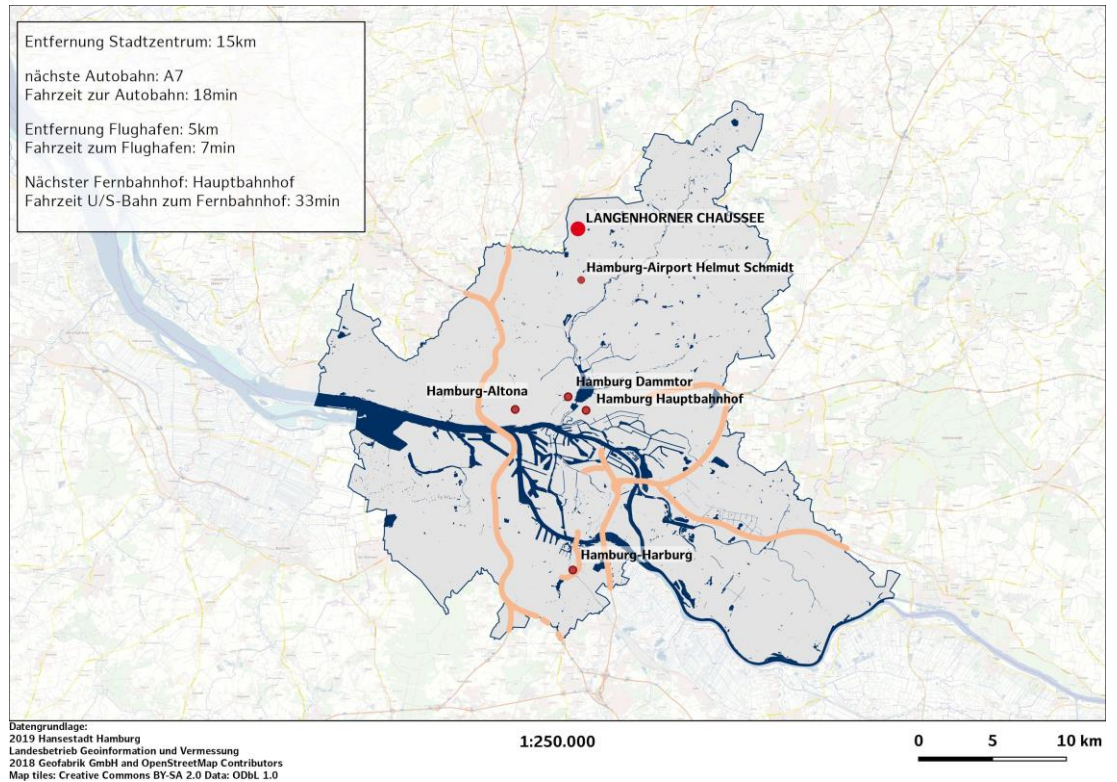
PLEASE NOTE

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

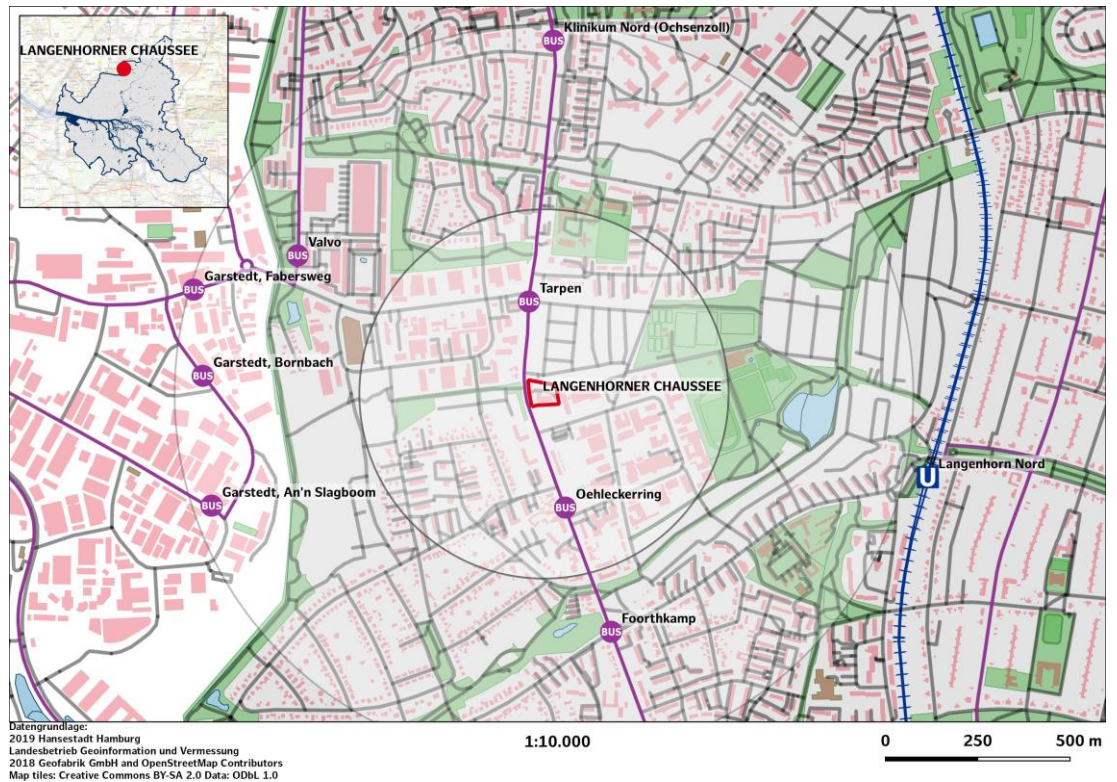
This property is offered by:

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

MACRO LOCATION



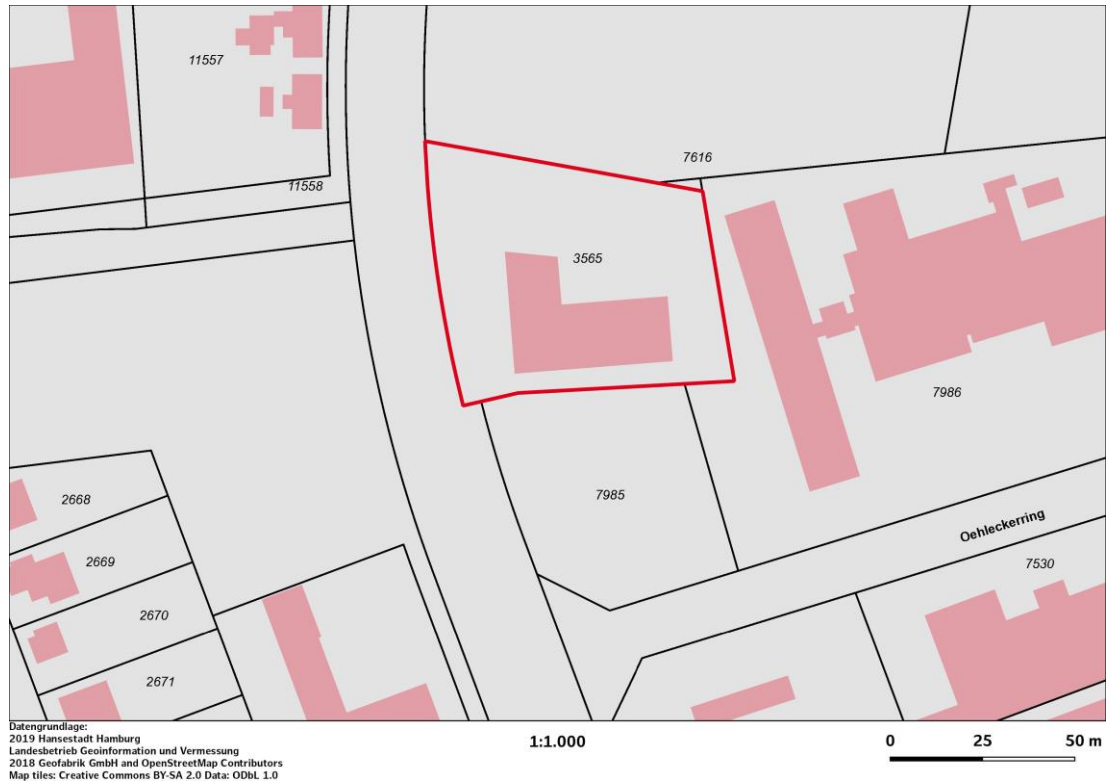
MICRO LOCATION



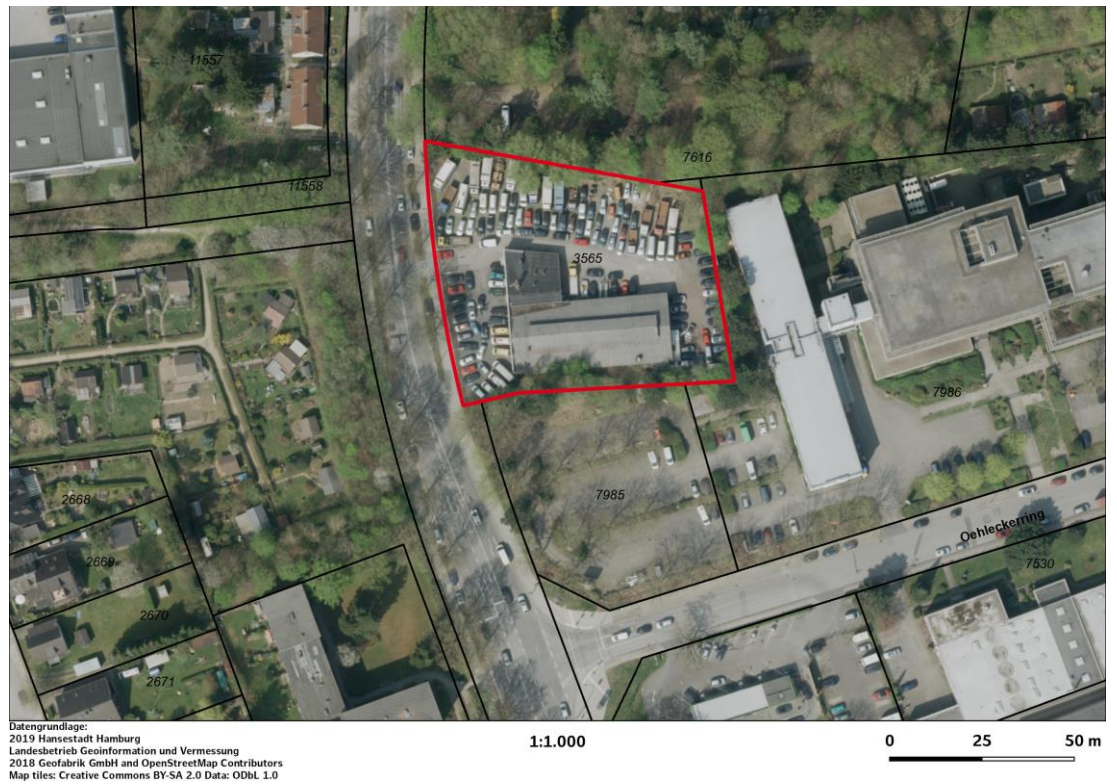
This property is offered by:

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

SITE PLAN



AERIAL VIEW



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