



Source: LGV - Agency for Geo-Information and Surveying

## PROPERTY SCHLACHTHOFSTRASSE (NORTH)

District of Harburg, quarter of Harburg

### KEY FIGURES

Object ID	5100
Object type	Commercial building areas
Property area in m <sup>2</sup>	20,453
Availability	immediately
Development plan	Harburg 66 / Neuland 22
Designation	GE - GH 17 - GRZ 0,8

### TRANSPORT CONNECTION

Hamburg city centre	14 km
Travel time by foot to the nearest bus stop	1 min
Travel time by foot to the nearest railway station	11 min
Travel time by U-Bahn/S-Bahn to the nearest mainline station	11 min
Travel time by car to the nearest motorway link	4 min
Travel time by car to Hamburg Airport	41 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 Harburg

With its settlement structure and transport connections, the district of Harburg combines the advantages of a city of short distances with its location in the heart of the Hamburg Metropolitan Region. The district is home to approx. 165,000 residents and some 8,000 companies, who can avail of a broad range of services and a local supply network right in the town centre as well as the Phoenix-Center shopping centre. The Harburg Upriver Port and the historic Lämmertwiete lane offer a diverse and growing culinary scene. With the Hamburg University of Technology (TUHH) as its anchor institute, the innovation location of Harburg continues to grow further. The established private hit-Technopark serves as a magnet for founders and innovative, technology-oriented companies. In addition, the private Hamburg Innovation Port in the western Upriver Port offers space for research facilities as well as new and established technology companies, e.g. in the form of development and office spaces, laboratories, test stands, coworking spaces, and meeting and conference areas. Other office locations and institutes of the TUHH are also present here, and various residential and hotel projects are currently being constructed to revitalise the neighbourhood. The focus of the Harburg innovation location will be on digital technologies, with strong reference to the application fields of logistics, production technology, maritime technologies, medical engineering, and aviation. In the west of the Harburg district, Fischbeker Reethen is taking shape – a quarter aimed at combining living close to nature with innovative working environments. The district of Harburg is also characterised by its excellent transport infrastructure. Companies and investors benefit from the Hamburg-Harburg ICE station and the close proximity to the A1 and A7 motorways. A traditional industry location, the district of Harburg is also home to leading innovative manufacturing companies.

### The location in more detail

Comprising an area of approx. 8 ha, the commercial area is part of the Harburg Innovation Park and offers space for innovative companies from the following R&D fields: green technologies, aviation/maritime, medical technology as well as digitisation and materials sciences as cross-cutting fields. South of the location, the ongoing development of the Elbcampus competence centre of the Hamburg Chamber of Crafts generates attention well beyond the district. The location provides excellent connectivity to the motorway network as well as to transregional connecting roads. The federal motorway A253 can be accessed via the Hamburg-Harburg-Mitte and Hamburg-Neuland motorway links, which are 400 m away. The federal motorway A1 can be accessed via the Hamburg-Harburg motorway link, which is 2.3 km away. Several public transport stations are available in the immediate vicinity. Providing access to the S-Bahn network as well as the national railway network, Harburg train station is 700 m away and can be easily reached on foot. Situated just off the train station, the Phoenix-Center offers a wide range of retail shops. At this point in time, there are approx. 2 ha of consistent commercial spaces available.

### Transregional companies at the location

Two companies from the areas of electronics/electrical engineering as well as mechanical engineering, Garz & Fricke GmbH and Harburg-Freudenberger Maschinenbau GmbH, have settled here and are characterised by a very high degree of innovation.

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## PROPERTY ON OFFER

The property is located at Schlachthofstrasse in the northern part of the innovation location. It comprises an area of approx. 20,000 m<sup>2</sup>. With a land-to-building ratio of 0.8 and a permitted building height of up to 17 m, the development plan allows for maximum utilisation of the site. The property is suited to innovative companies with high office and production requirements from the R&D areas of green technologies, aeronautics/maritime, medical technology, or the cross-cutting fields of digitisation and materials sciences.

## HAMBURG INVEST

### One-stop service

This commercial property will be offered 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

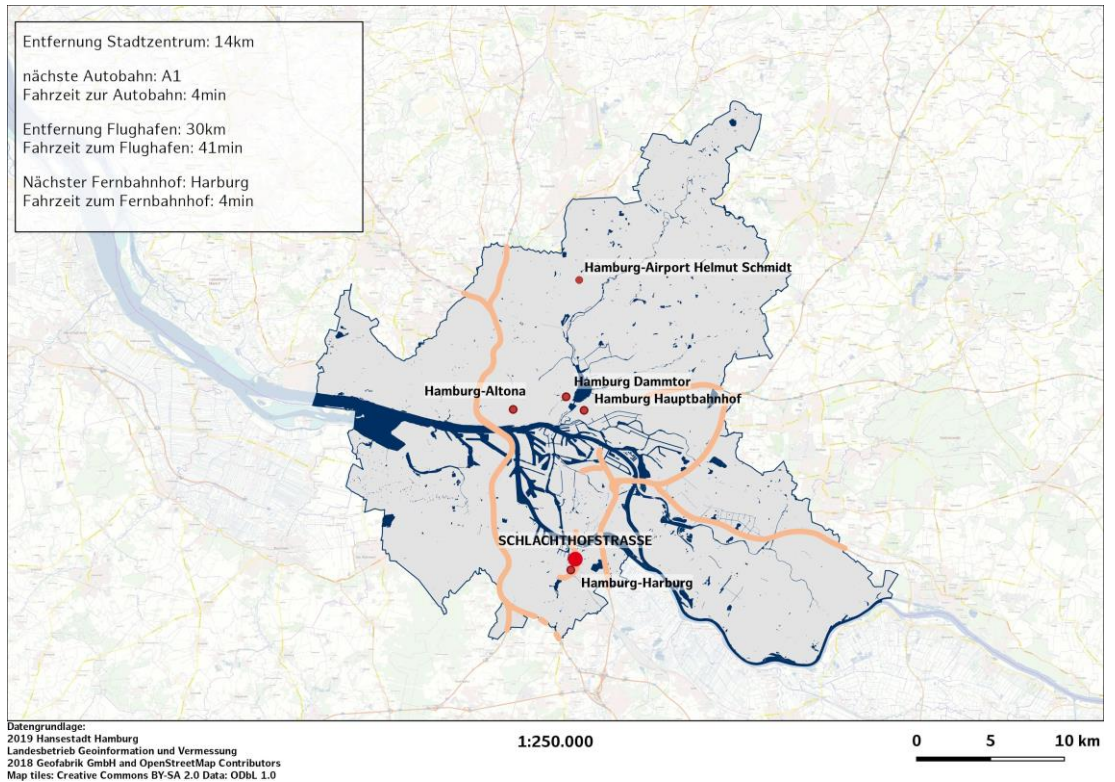
This exposé is intended to provide non-binding information and cannot be used on a legal basis. Only a notarised contract is legally binding.

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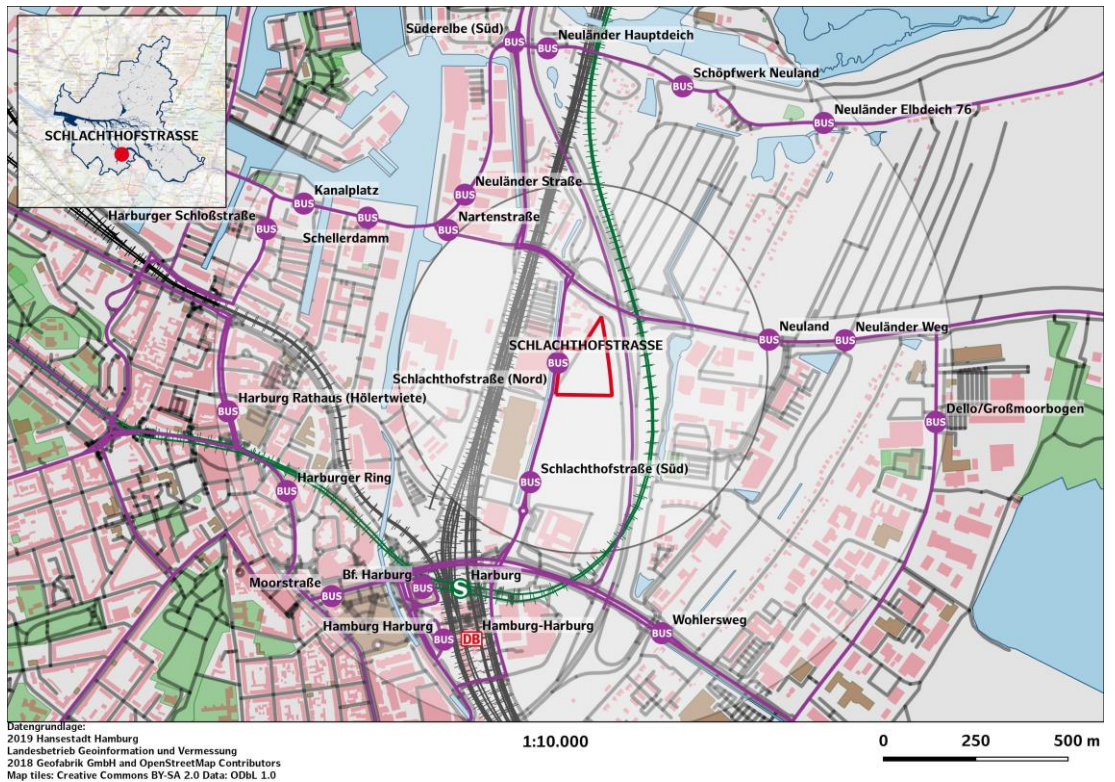
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## MACRO LOCATION

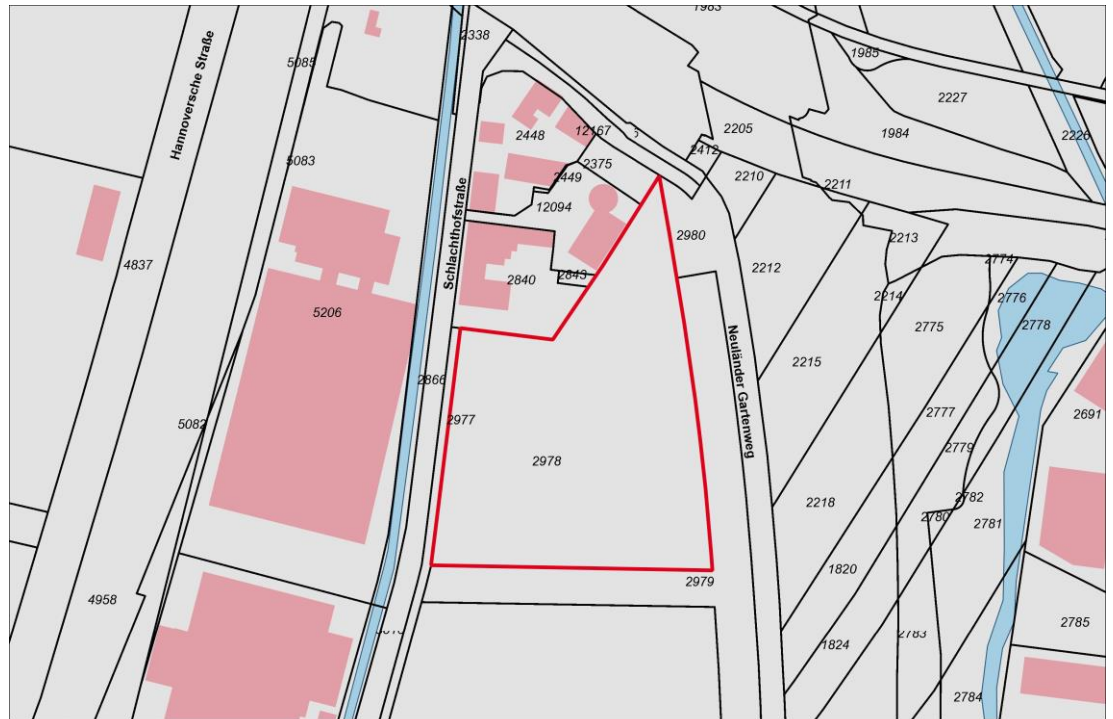


## MICRO LOCATION



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## SITE PLAN

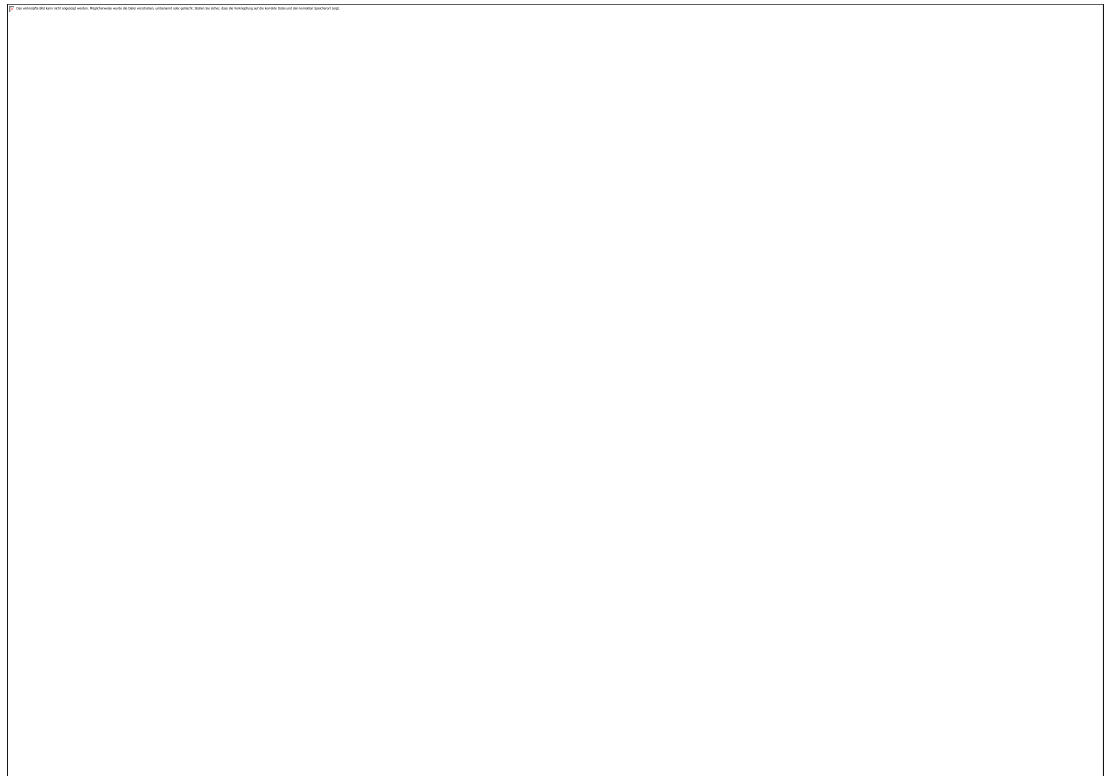


Datengrundlage:  
 2019 Hansestadt Hamburg  
 Landesbetrieb Geoinformation und Vermessung  
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1:2.000

0 25 50 m

## AERIAL VIEW



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