



Source: LGV - Agency for Geo-Information and Surveying

PROPERTY VORHORNWEG

District of Altona, quarter of Lurup

KEY FIGURES

Object ID	5077
Object type	Green area
Property area in m ²	61,000 in total
Availability	immediately
Development plan	Lurup 62
Designation	Special development area

TRANSPORT CONNECTION

Hamburg city centre	12 km
Travel time by foot to the nearest bus stop	3 min
Travel time by foot to the nearest railway station	29 min
Travel time by U-Bahn/S-Bahn to the nearest mainline station	9 min
Travel time by car to the nearest motorway link	9 min
Travel time by car to Hamburg Airport	21 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 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

This special development area extends between the south of Lurup, north of the Altona cemetery and west of the Altona Volkspark on an area between Vorhornweg, Elbgaustrasse and Luruper Hauptstrasse. As part of the Altona Research and Innovation Park, the area is included in the expansion plans for Science City Bahrenfeld. This R&I park is one of the four main locations of Hamburg's network of innovation parks. Among others, the Bahrenfeld campus is home to the German Electron Synchrotron (DESY), the University of Hamburg (UHH), the European XFEL, the Centre for Structural Systems Biology (CSSB) and the Max Planck Institute for the Structure and Dynamics of Matter (MPSD).

The area facilitates easy access to the German motorway network as well as federal roads and cross-cutting connecting roads. The A23 and the A7 motorways as well as the B4 and the B431 main roads can be reached within a few minutes' drive. There are several bus stops within a radius of 500 metres.

The innovation park has a size of approx. 61,000 m² and is accessible via Vorhornweg and Elly-See-Strasse. As per development plan, the property is designated as a special area earmarked for a technology park and is therefore suited to innovative R&D-based companies from the fields of life sciences, laser and nanotechnology as well as material sciences.

**PROPERTY
ON OFFER****This property is offered by:**

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According to current planning, Desy Innovation Factory II as well as a TechHHub location operated by the City of Hamburg will be among the first developments to be completed.

HAMBURG INVEST

One-stop service

This commercial property is marketed 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.

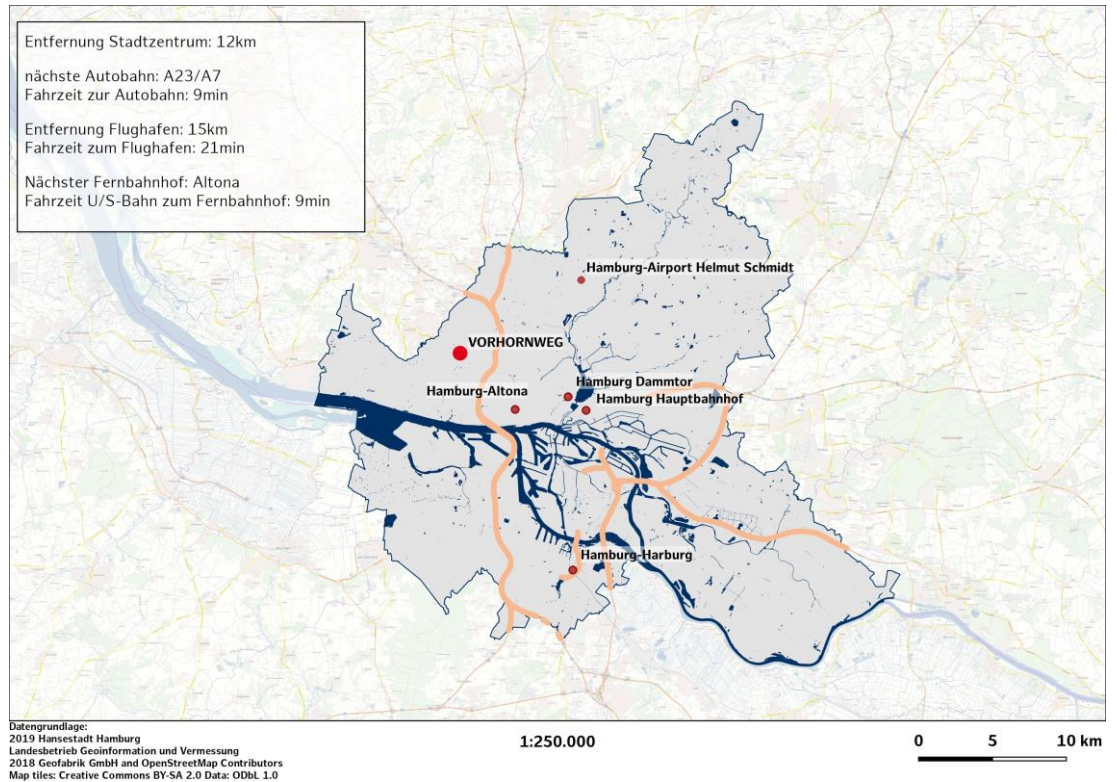
PLEASE NOTE

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

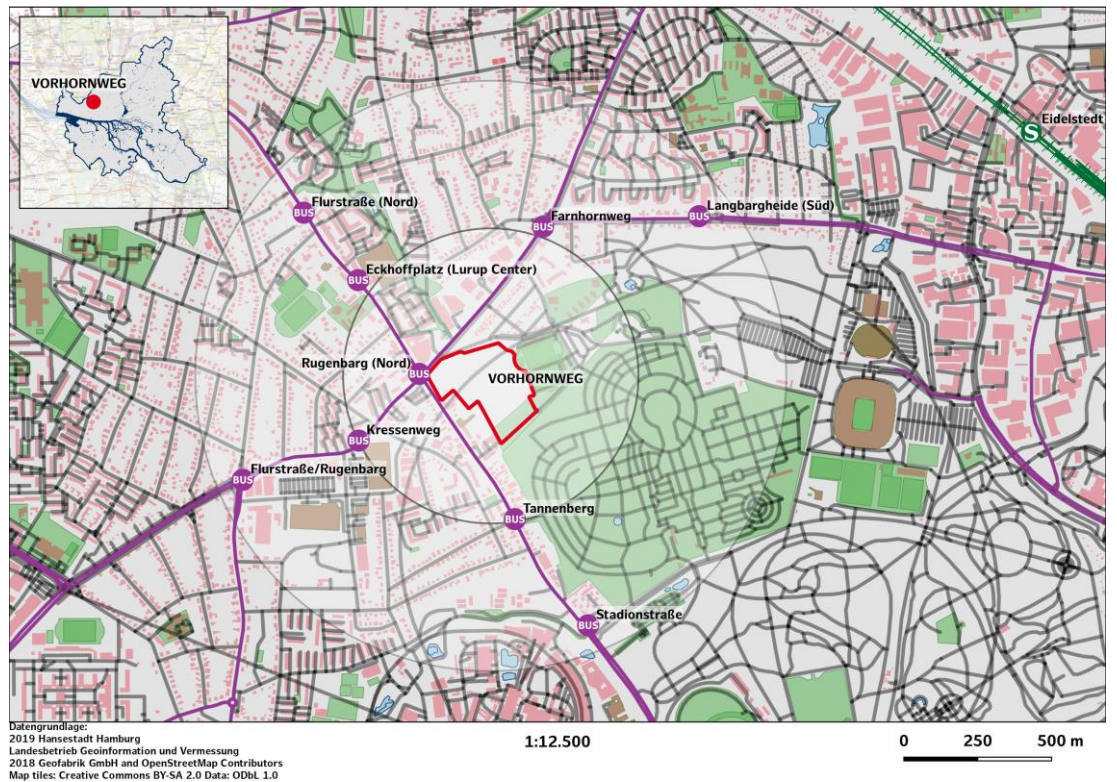
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MACRO LOCATION



MICRO LOCATION



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SITE PLAN



AERIAL VIEW



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