PROPERTY AM DIEBSTEICH
District of Altona, quarter of Ottensen

Object ID 5232
Object type Commercial building areas
Property area in m² 3,075
Availability immediately
Development plan Baustufenplan Bahrenfeld

Hamburg city centre 6 km
Travel time by foot to the nearest bus stop 1 min
Travel time by foot to the nearest railway station 3 min
Travel time by U-Bahn/S-Bahn to the nearest mainline station 3 min
Travel time by car to the nearest motorway link 4 min
Travel time by car to Hamburg Airport 20 min

Source: LGV - Agency for Geo-Information and Surveying
The district of Altona

In Altona live approximately 275,000 people and therefore about 15% of the population of Hamburg. Altona has a long history as a maritime industrial location, which still shapes the district today. The formerly independent city of Altona was an important harbour in the 19th century, competing with the port of Hamburg. Industrialisation took place in close proximity between housing and production, which is still reflected in the cityscape and is an important aspect of the district's identity and cultural history.

Today, trade and industry are concentrated in the quarters of Bahrenfeld and Lurup, where space-intensive and manufacturing businesses are located, as well as Altona and Ottensen, where media and creative service providers have settled relatively early on.

A distinctive characteristic of Altona are the numerous industrial yards, mostly in converted factories (e.g. Borselhof, Phoenixhof and Zeise in Ottensen, Altes Gaswerk in Bahrenfeld, Altes Bahnkraftwerk Leverkusenstraße, Alte Pianofabrik in the Sternschanze district). On the banks of the Elbe, Altona/Ottensen, an area that was particularly dominated by industry before the war, the model of an urban economy was implemented with spectacular constructions and conversions (dockland, Elbberg campus, conversion of old malthouses 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 forms a dense network of research-related companies and institutes. In addition, the Science City Bahrenfeld will be developed on site, which will enable the integration of research, science and teaching into the new and existing district structures of Bahrenfeld.

The location in more detail

In South Bahrenfeld, west of the existing S-Bahn station and future long-distance train station Diebsteich, the commercial area extends between the streets Am Diebsteich, Bornkampsweg, Bahrenfelder Steindamm and the railway line.

It is a diverse and densely populated area. Industrial yards are increasingly to be found in the south and production and handicrafts in the north. Along the Leunastraße and the Bornkampsweg car dealerships are predominantly located.

The location is very well connected by transport. The S-Bahn station Diebsteich is only a few walking minutes away. The relocation of the Altona mainline station to Diebsteich will strengthen the area's centrality. Within a radius of 500 m several bus stops can be reached. Within 1 km the federal roads 4 (Kieler Straße) and 431 (Stresemannstraße) can be reached. The motorway A7 can be reached via both streets within a few minutes.

The property is 3.075 m² large and can be reached via the street "Am Diebsteich". It has an almost rectangular shape and the Bahrenfeld construction plan defines the area as an industrial zone.

Due to the specified storeys, the area is particularly suitable for stacked production and craft businesses, but can also be set up as a commercial yard.
**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.

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.