



Source: LGV - Agency for Geo-Information and Surveying

PROPERTY HEYKENAUWEG

District of Harburg, quarter of Hausbruch

KEY FIGURES

Object ID	5169
Object type	Gewerbliche Bauflächen
Property area in m ²	8,721
Availability	immediately
Development plan	Hausbruch 31

TRANSPORT CONNECTION

Hamburg city centre	10 km
Travel time by foot to the nearest bus stop	2 min
Travel time by foot to the nearest railway station	40 min
Travel time by U-Bahn/S-Bahn to the nearest mainline station	27 min
Travel time by car to the nearest motorway link	1 min
Travel time by car to Hamburg Airport	30 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

The Hausbruch industrial area is characterised by large industrial companies, especially in the areas of logistics and production. It is located between the A1 federal motorway and the roads Georg-Heyken-Strasse and Waltershofer Strasse. It is surrounded by the industrial area Hausbruch-Süd in the south, agricultural areas in the north and residential areas in the south and the west. At the street Heykenauweg, plots with a size of up to 8,800 m² are still available. The A1 motorway link Hamburg-Hausbruch is in the immediate vicinity and the B73 federal road is directly accessible via the Waltershofer Strasse. Within a radius of 500 m there are several bus stops, and the nearest railway station (Neuwiedenthal, S3 line) is about 3 km away. From there, Hamburg central station can be reached directly without changing trains.

PROPERTY ON OFFER

The property is located at Heykenauweg/Georg-Heyken-Straße. It comprises an area of 8,721 m². With a land-to-building ratio between 0.6 and 0.8, and a cubic index between 7.0 and 9.0, the development plan allows for maximum utilisation of the site. According to the current development plan, the site is designated as an industrial area, making it particularly suited to manufacturing companies as well as logistics companies that depend on good transport connections.

HAMBURG INVEST

One-stop service

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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.

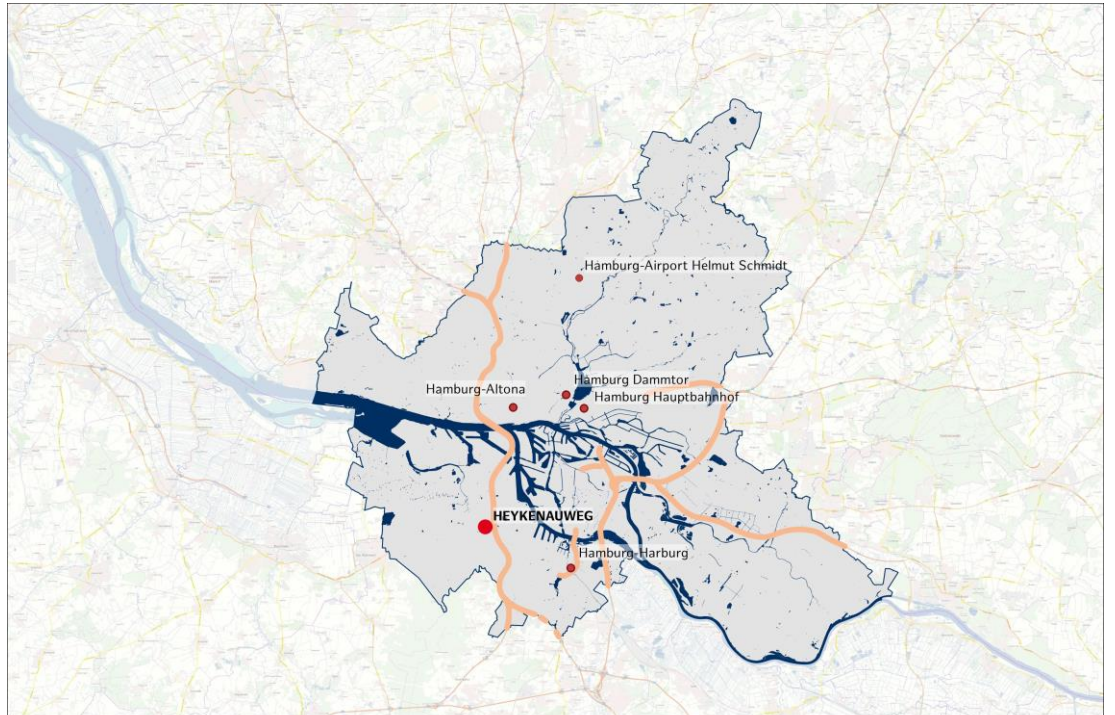
PLEASE NOTE

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

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MACRO LOCATION

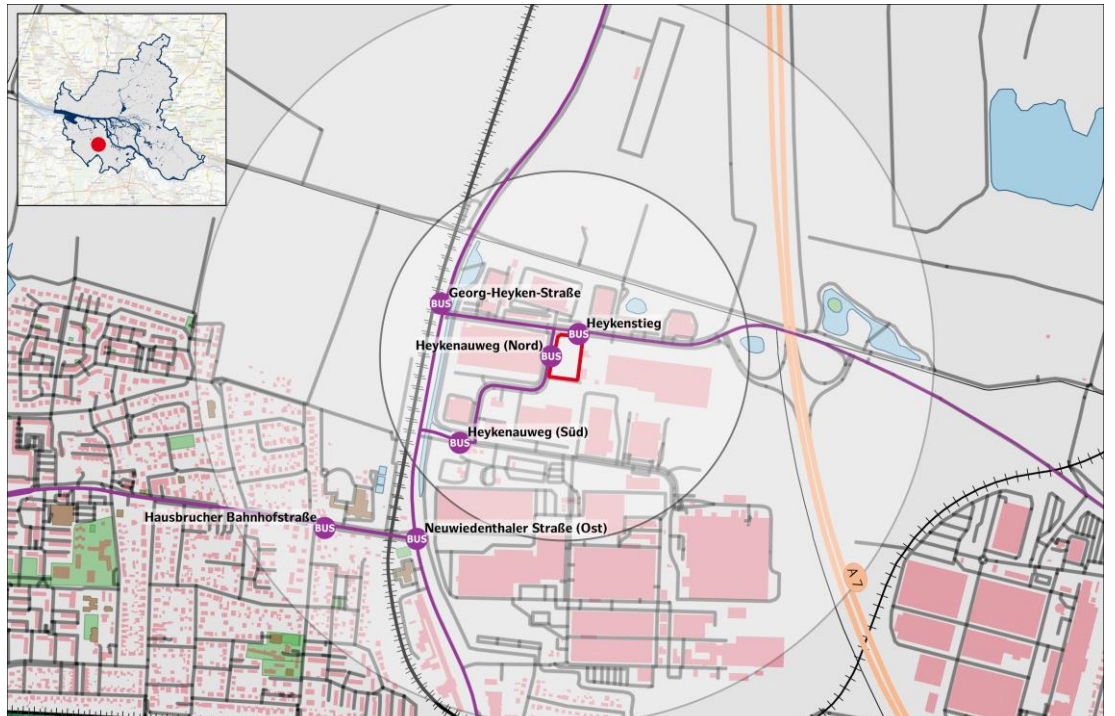


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1:250.000

0 5 10 km

MICRO LOCATION



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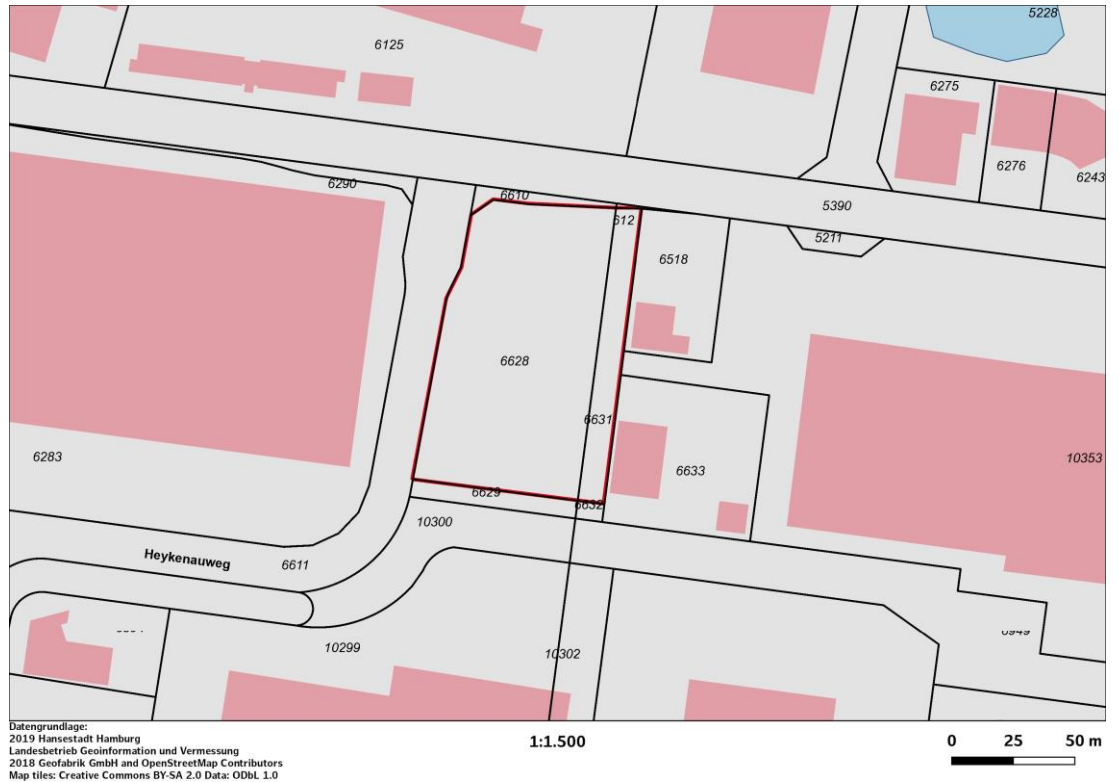
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0 250 500 m

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SITE MAP



AERIAL VIEW



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