



Source: LGV – Agency for Geo Information and Surveying

PROPERTY ANDREAS-MEYER-STRASSE

District of HH Mitte, quarter of Billbrook

KEY FIGURES

Object ID	5075
Object type	Commercial building areas
Property area in m ²	5.710
Development plan	Baustufenplan

TRANSPORT CONNECTION

Hamburg city centre	7 km
Travel time by foot to the nearest bus stop	2 min
Travel time by foot to the nearest railway station	14 min
Travel time by U-Bahn/S-Bahn to the nearest mainline station	15 min
Travel time by car to Hamburg Airport	11 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 HH-Mitte

The district of Hamburg-Mitte is Hamburg's largest business location next to the port in terms of area and the number of resident companies. More than 300,000 people live in the 19 districts belonging to the district. The district is a preferred office location, especially in the city centre and HafenCity, where numerous well-known companies are based. With Hamburg's largest connected industrial area Billbrook, the district also offers space-intensive logistics and production companies such as coffee roaster J.J. Darboven, ThyssenKrupp and lemonade producer Fritz Kola optimal conditions in an industrial environment. With Airbus, Finkenwerder is home to Hamburg's largest industrial employer, around which the Rüschen Peninsula Innovation Park has developed. The ZAL Center for Applied Aviation Research, which opened in early 2016, forms the core of the innovation park with a focus on promoting the aviation industry in Hamburg and intensifying cooperation with the German Aerospace Center (DLR).

In Hamburg-Mitte, numerous comprehensive neighbourhood developments that integrate living and working are currently being realised. Included in these is a sustainable, future-oriented expansion of local public transport. The new HafenCity district is regarded as a landmark project, but high-quality, sustainable residential and commercial neighbourhoods are also being developed on the Grasbrook, Billebogen and Wilhelmsburg.

The location in more detail

The industrial area around Andreas-Meyer Straße offers excellent transport infrastructure. The site is connected to the regional and national road network via the nearby motorway A1 and Ring 2 as well as the Bergedorfer Straße (B5). It is accessible by public transport with direct bus connections. From the nearest S-Bahn station Tiefstack one can reach Hamburg Central Station within 15 minutes. The Billbrook district is predominantly home to commercial and industrial settlements.

Transregional companies at the location

Many nationally active production and industrial companies have settled in the area surrounding Andreas-Meyer-Strasse. These include JJ Darboven, Tudapetrol (HuR Group, petroleum products), Salzgitter Mannesmann Stahlhandel, IKEA Hamburg-Moorfleet, Brillux Lacke und Farben, DEUTAG. Due to the very good transport connections, several logistics companies have also settled on site (including Dachser, Bursped, Thomsen, GLS).

PROPERTY ON OFFER

The property is approx. 5.710 m² large. Due to its size and the layout of the area, it is suitable for production companies that require an industrial designation. However, due to the current designation of the construction stage plan as an industrial area, the area is also suitable for smaller logistics-related companies that rely on very good transport connections and 7/24 hour operation.

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HAMBURG INVEST**One-stop service**

This commercial property is 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.

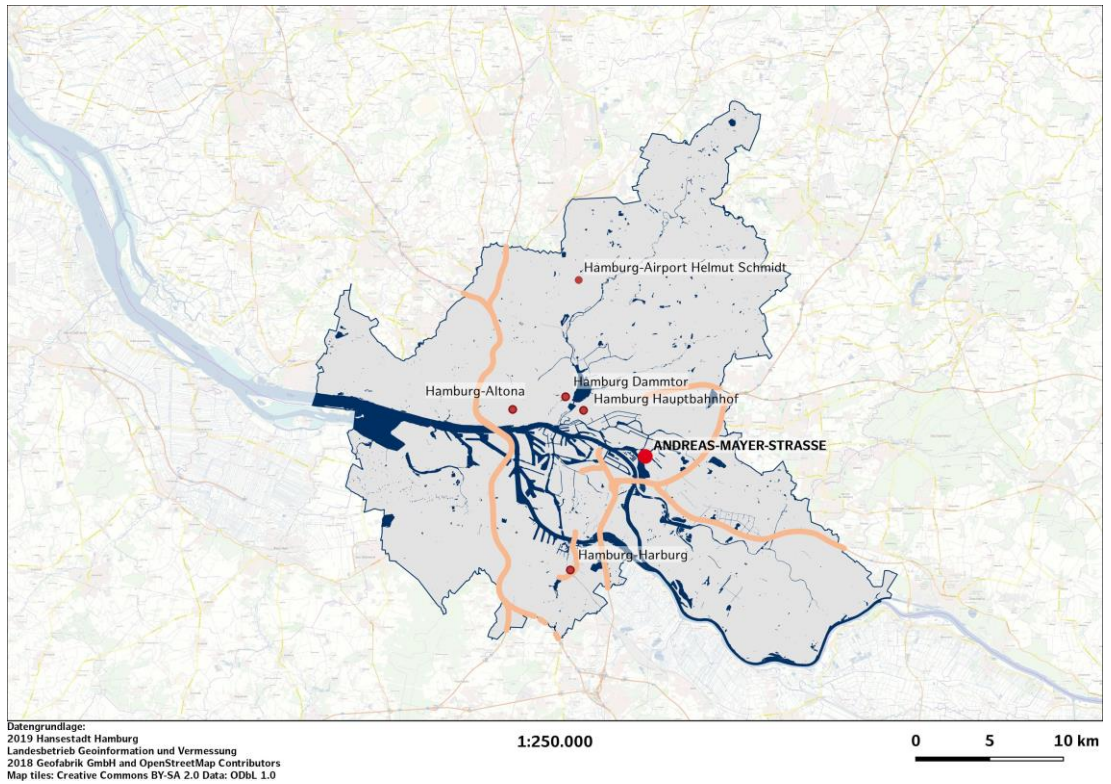
PLEASE NOTE

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

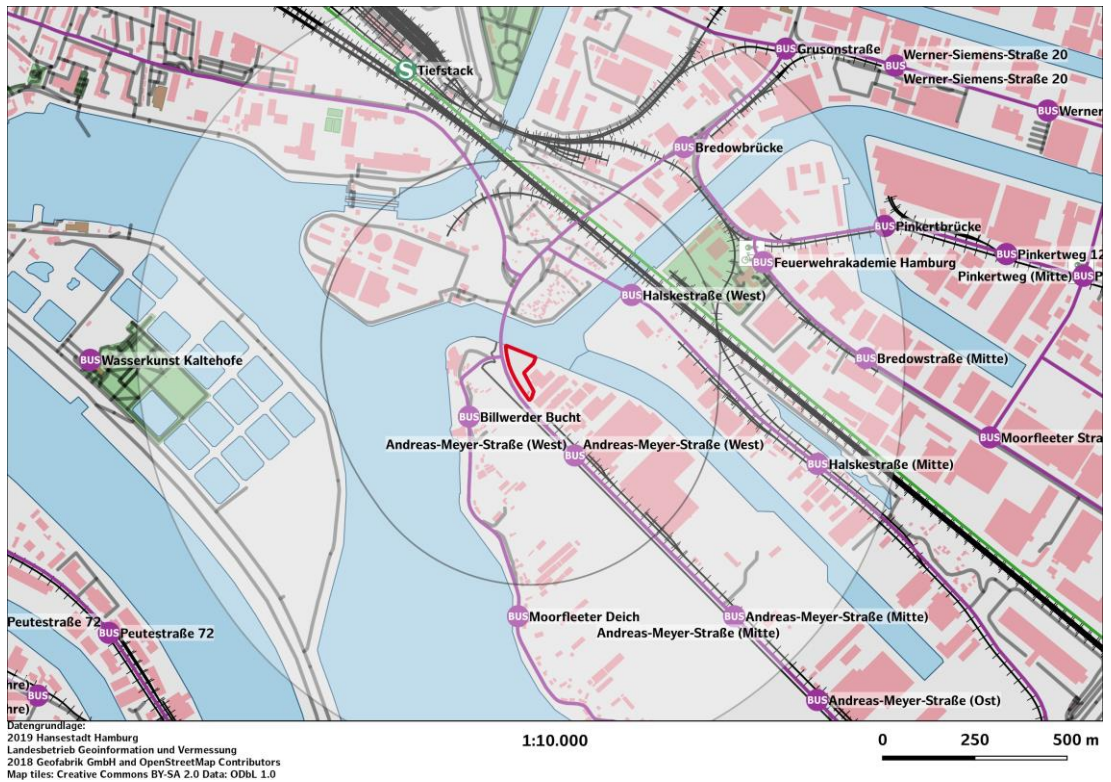
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MACRO LOCATION



MICRO LOCATION



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SITE PLAN



Datengrundlage:
 2019 Hansestadt Hamburg
 Landesbetrieb Geoinformation und Vermessung
 2018 Geofabrik GmbH and OpenStreetMap Contributors
 Map tiles: Creative Commons BY-SA 2.0 Data: ODbL 1.0

1:1.500

0 25 50 m

AERIAL VIEW



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