



Source: LGV - Agency for GEO Information and Surveying

PROPERTY

VOGT-KÖLLN-STRASSE 14

District of Hamburg- Eimsbüttel, quarter of Stellingen

KEY FIGURES

| | |
|----------------------------|---------------------------------|
| ID | 5195 |
| Property type | commercial building area |
| Property in m ² | 10.891 |
| Available from | immediately |
| Development plan | Stellingen 14 |
| Specifications | GE III, GRZ 0,8, GFZ 2,4, GH 31 |

This property is offered by:

HIW Hamburg Invest Wirtschaftsförderungsgesellschaft mbH

Phone: +49 (40) 22 70 19 0 | gewerbeflaechen@hamburg-invest.de | www.hamburg-business.com

PROPERTY ON OFFER

The site has an area of 10,891 m² and is accessed via Vogt-Kölln-Strasse. The development plan designates the area as a three-storey commercial plot with a land-to-building ratio of 0.8 and a floor-area ratio of 2.4. It has a generous floor plan and is particularly suitable for craft and production companies.

TRANSPORT CONNECTION

| | |
|--|--------|
| Hamburg city centre | 13 km |
| Travel time by foot to the nearest bus stop | 4 min |
| Travel time by foot to the nearest U-Bahn/S-Bahn station | 27 min |
| Travel time by U-Bahn/S-Bahn to the nearest mainline station | 21 min |
| Travel time by car to the nearest motorway link | 8 min |
| Travel time by car to Hamburg Airport | 7 min |

The area is located directly on ring 3, the A7 motorway is approx. 4 km away. The 24 metrobus route and the 191 bus route provide public transport connections. From the nearest subway station Niendorf-Nord you can reach Hamburg central station directly.

LOCATION

Vogt-Kölln-Strasse is located in the Stellingen district, in a so-called urbanization zone. The commercial structure is characterized by a large number of commercial areas of different sizes, which are either located in the vicinity of the major transport infrastructure (motorway, Kieler Straße, railroad) or have grown historically. Overall, the commercial structure is heterogeneous. In addition to the mixed-use inner-city quarters, which are used on a small scale by craft businesses and service companies, there are also larger commercial locations in Eimsbüttel.

DISTRICT

With an area of approx. 50 km² and 276.222 inhabitants [as of 2023] Eimsbüttel is both the smallest and the most densely populated of Hamburg's districts. Thanks to its central location and broad range of attractive leisure facilities, Eimsbüttel is not only a coveted residential neighbourhood, but also a popular location for innovative companies from the services sector and the creative industries. Among new entrepreneurs and young companies, there is a growing demand for use concepts that are characterised by a mix of functions, social openness, public spaces, as well as urban architecture and urban culture. Eimsbüttel is also home to Hamburg's largest university with numerous institutes and research facilities.

As a business location, the Eimsbüttel district is shaped by a fairly high share of high-density and resident-friendly commercial estates. As a city of short distances, Hamburg offers many advantages, especially for tradesmen and service providers: distances between one's home and workplace as well as to customers are short, while at the same time almost all locations are well connected to the national motorway network. And there is still untapped potential – especially with a view to utilising and redensifying existing structures. A good example here is the Meistermeile complex at Offakamp in the quarter of Lokstedt: with its stacked building design, it offers plenty of workspaces as well as synergy and collaboration opportunities for many companies and professionals despite taking up

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DISCLAIMER

relatively little space. Production and logistics companies with larger space needs are primarily located in Hamburg's outer districts with excellent transport links and close proximity to Hamburg Airport. In the inner district of Eimsbüttel, some of the main players include Beiersdorf AG, the SIGNAL IDUNA Group, the HanseMerkur Insurance Group, VELUX Deutschland GmbH, Bode Chemie GmbH, and Norddeutscher Rundfunk.

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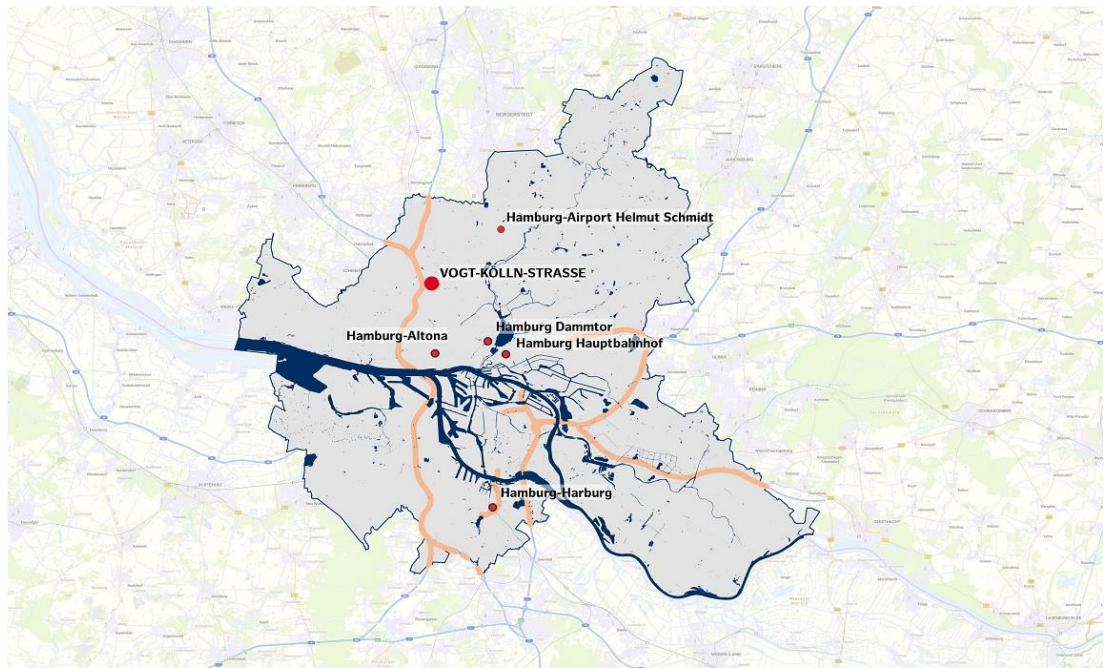
Interested parties are required to meet the economic development criteria defined by the City of Hamburg. These include the creation of jobs, a sound balance sheet and a solid financial performance alongside urban planning criteria.

Beyond brokering commercial real estate, we support you in all business matters, especially with regard to application and approval procedures as well as construction law issues. Moreover, we connect you with relevant stakeholders from our network in the areas of financing and subsidies as well as expert communities from the fields of industry and technology.

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**MACRO
LOCATION**

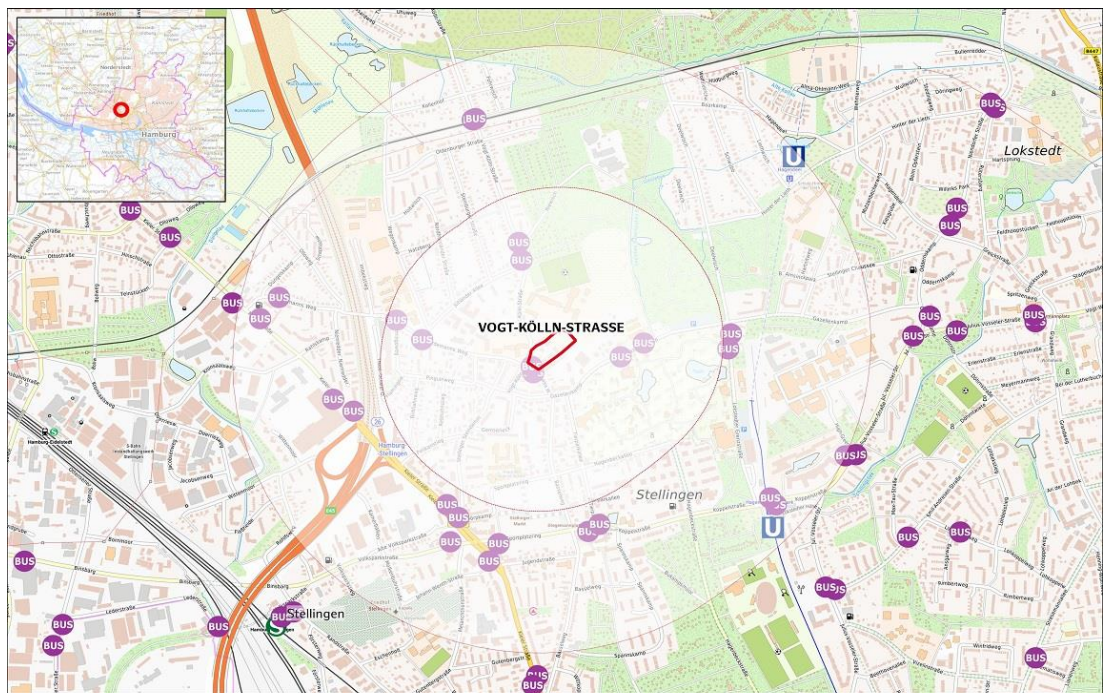


Datengrundlage:
2023 Hansestadt Hamburg
Landesbetrieb Geoinformation und Vermessung
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1:250.000

0 5 10 km

**MICRO
LOCATION**



Datengrundlage:
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Landesbetrieb Geoinformation und Vermessung
2023 Geofabrik GmbH and OpenStreetMap Contributors

1:12.500

0 250 500 m

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SITE PLAN



Datengrundlage:
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1:2.000

0 25 50 m

AERIAL VIEW



Datengrundlage:
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1:1.000

0 25 50 m

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