



Source: LGV – Agency for Geo Information and Surveying

## PROPERTY HAFENRANDSTRAÙE / ERNST AUGUST STIEG (SOUTHWEST)

District of HH Mitte, quarter of Wilhelmsburg

### KEY FIGURES

Object ID	5134
Object type	Commercial building areas
Property area in m <sup>2</sup>	2.511
Availability	immediately
Development plan	Wilhelmsburg 70
Designation	GE II - GRZ 0,6 - GFZ 1,2

### TRANSPORT CONNECTION

Hamburg city centre	5 km
Travel time by foot to the nearest bus stop	5 min
Travel time by foot to the nearest railway station	25 min
Travel time by U-Bahn/S-Bahn to the nearest mainline station	8 min
Travel time by car to the nearest motorway link	6 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 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 Rüscher 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

Within the northern part of the Wilhelmsburg district, south of the Kleiner Grasbrook port area, the Hafenrandstraße/Ernst-August-Stieg commercial site is located. It extends between the two streets and has excellent transport links due to its location close to the port. In the immediate vicinity the Ernst-August-Schleuse ferry pier is situated, which provides a direct link to the Landungsbrücken landing stages.

Furthermore, the location is connected to the regional and supra-regional road network via the port peripheral roads. The B75 and the A255/A1 can be reached within a few minutes. One will find also several bus stops within walking distance.

From the nearest S-Bahn station, Hamburg-Veddel, you can reach Hamburg's main train station in 7 minutes without changing trains. In the district of Wilhelmsburg, there are numerous local shopping and gastronomy options as well as daycare centers, educational and medical care facilities, such as the hospital Groß-Sand.

The property is approx. 2.511 m<sup>2</sup> large and is accessible via Ernst-August-Stieg. The development plan designates the area as a commercial area with a land-to-building ratio of 0.6 and a floor area ratio of 1.2. The property is suitable for craft and production businesses, e.g. as a commercial yard.

## PROPERTY ON OFFER

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**HAMBURG INVEST****One-stop service**

This commercial property will be 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**

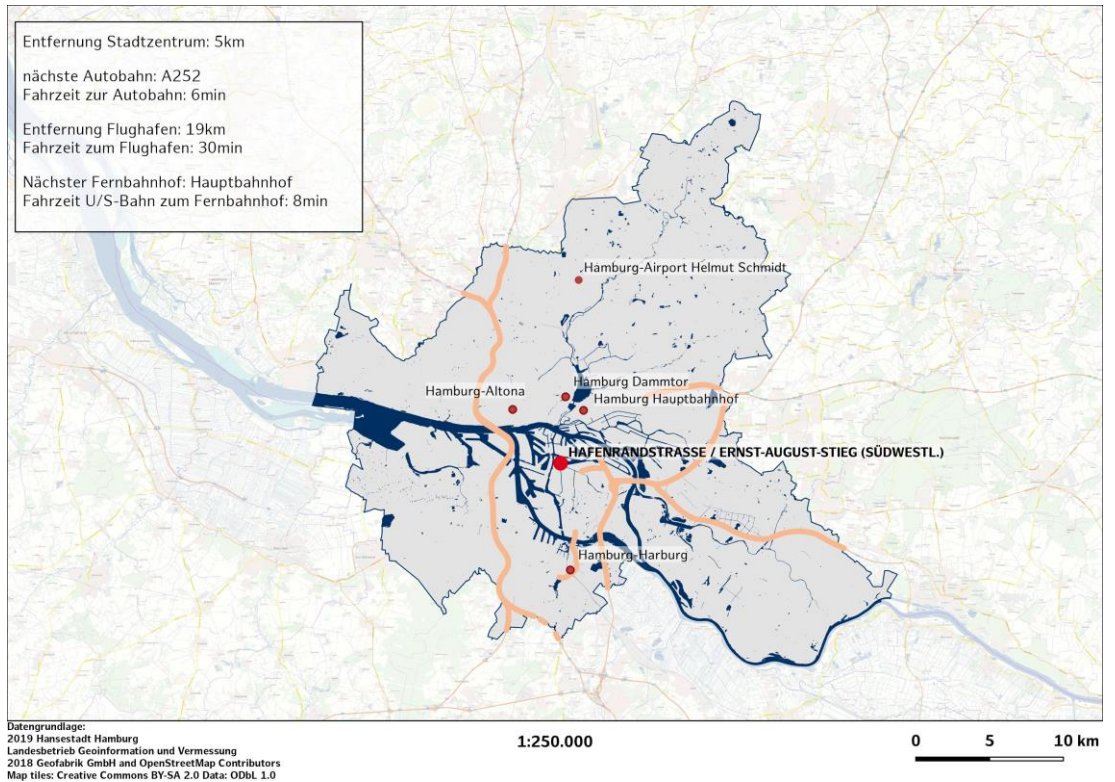
This exposé is intended to provide non-binding information and cannot be used on a legal basis. Only a notarised contract is legally binding.

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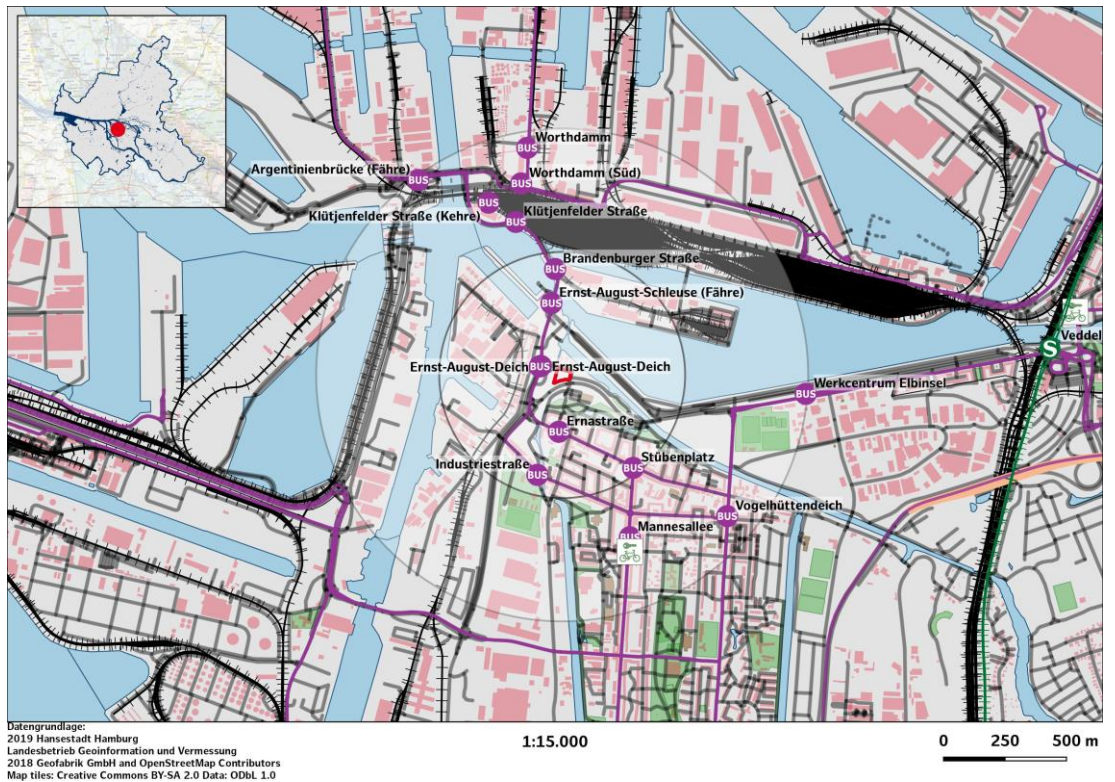
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## MACRO LOCATION



## MICRO LOCATION



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## SITE PLAN



Datengrundlage:  
 2019 Hansestadt Hamburg  
 Landesbetrieb Geoinformation und Vermessung  
 2018 Geofabrik GmbH and OpenStreetMap Contributors  
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1:1.000

0 25 50 m

## AERIAL VIEW



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