



Source: LGV – Agency for GEO Information and Surveying

PROPERTY

HELLGRUNDWEG

District of Hamburg-Altona, quarter of Lurup

KEY FIGURES

ID	5207
Property type	commercial building area
Property in m ²	2,780
Available from	immediately
Development plan	Lurup 46
Specifications	GE III, GRZ 0,8, GFZ 2,0

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 2,780 m² and is accessed via Hellgrundweg. The development plan designates the area as a three-storey commercial zone with a land-to-building ratio of 0.8 and a floor-area ratio of 2. This classic commercial site is particularly suitable for the manufacturing industry.

**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 U-Bahn/S-Bahn station	16 min
Travel time by U-Bahn/S-Bahn to the nearest mainline station	10 min
Travel time by car to the nearest motorway link	10 min
Travel time by car to Hamburg Airport	21 min

The site is very well connected to the motorway network, federal roads and urban connecting roads. The A7 and A23 motorways as well as the B4 and B431 federal roads can be reached within a few minutes' drive. The 22 bus route stops at Hellgrundweg (Arenen). The S-Bahn stations Eidelstedt and Stellingen are within walking distance.

LOCATION

The Hellgrundweg site is located in the north of Altona. A traditional production location, it is predominantly surrounded by low-emission craft and wholesale businesses.

DISTRICT

Altona is the westernmost district of Hamburg and features an urban flair, vibrant neighbourhoods as well as almost rural tranquillity and prosperous suburban quarters on the Elbe River – alongside numerous attractions such as the St Pauli Fischmarkt, the Elbe beach, the stairs quarter of Blankenese and the Volkspark. Covering an area of 77 km², Altona is currently home to 280,838 people [as of 2023].

In the 19th century, the formerly independent city of Altona had an important harbour that competed with the port of Hamburg at the time. During the advent of industrialisation, housing and production facilities were developed hand in hand, which is still reflected in the cityscape. Today, trade and industry are mostly found in the quarters of Bahrenfeld and Lurup, where space-intensive and manufacturing businesses are located, as well as in Altona and Ottensen, where media companies and stakeholders from the creative industries have long found a new home. Altona is characterised by a large number of industrial yards, and many of these are located in converted factories (e.g. Borselhof, Phoenixhof and Zeisehallen in Ottensen, Altes Gaswerk in Bahrenfeld, Altes Bahnkraftwerk Leverkusenstrasse, as well as Alte Pianofabrik in the Schanzenviertel). Prior to WW2, the banks of the Elbe along Altona/Ottensen were largely dominated by industry. Later on in the 20th century, the vision of an urban economy was realised with a number of striking developments (e.g. Dockland and Elbberg Campus alongside conversions of historic malhouses and warehouses).

In the west of Hamburg, the Altona Innovation Park is one of the first developments of Science City Hamburg Bahrenfeld, one of Hamburg's most ambitious, innovative projects of the coming decades. It integrates science, research and teaching, business and state-of-the-art urban development. The Altona Innovation Park is located in the immediate vicinity of the renowned

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Bahrenfeld research campus, which has developed into a global hotspot for structural research in recent years. With the Deutsches Elektronen-Synchrotron (DESY), a research facility of the University of Hamburg as well as pioneering institutions such as the XFEL X-ray laser research facility and PETRA, the synchrotron radiation source, the location has become a magnet for first-class research and innovation.

Here, startups, scaleups and innovative research-based companies from the fields of life sciences, nano and laser technology as well as materials science – including highly specialised infrastructure and quantum computing – will work on new technologies and drive innovation at the Altona innovation park. As a leading global R&I location and securing Hamburg's future as a pioneer in these fields, the Altona innovation park will make significant contributions to establishing Science City Hamburg Bahrenfeld.

DISCLAIMER

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This commercial property is marketed by Hamburg Invest – the one-stop agency for investment. This property description is solely for information purposes. It does not claim to be comprehensive and does not establish any claim for the awarding of the property and/or other claims. Only a notarised sales contract has legal effects.

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.

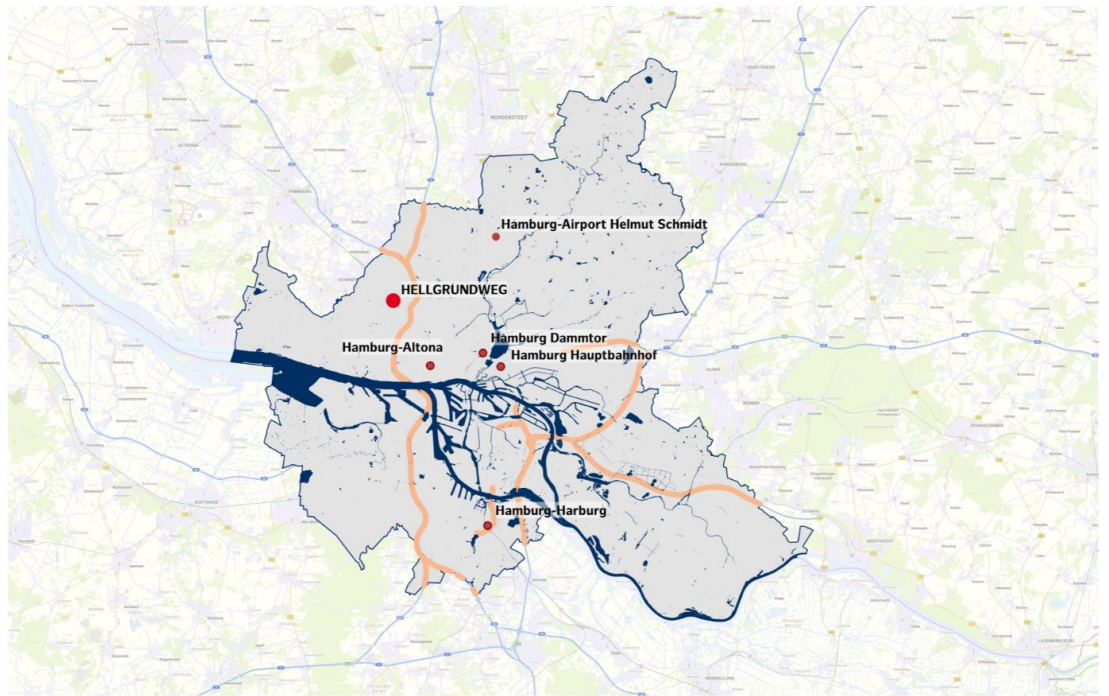
Beyond brokering commercial real estate, we support you in all business matters, especially with regard to application and approval procedures as well as construction law issues. Moreover, we connect you with relevant stakeholders from our network in the areas of financing and subsidies as well as expert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

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**MACRO
LOCATION**

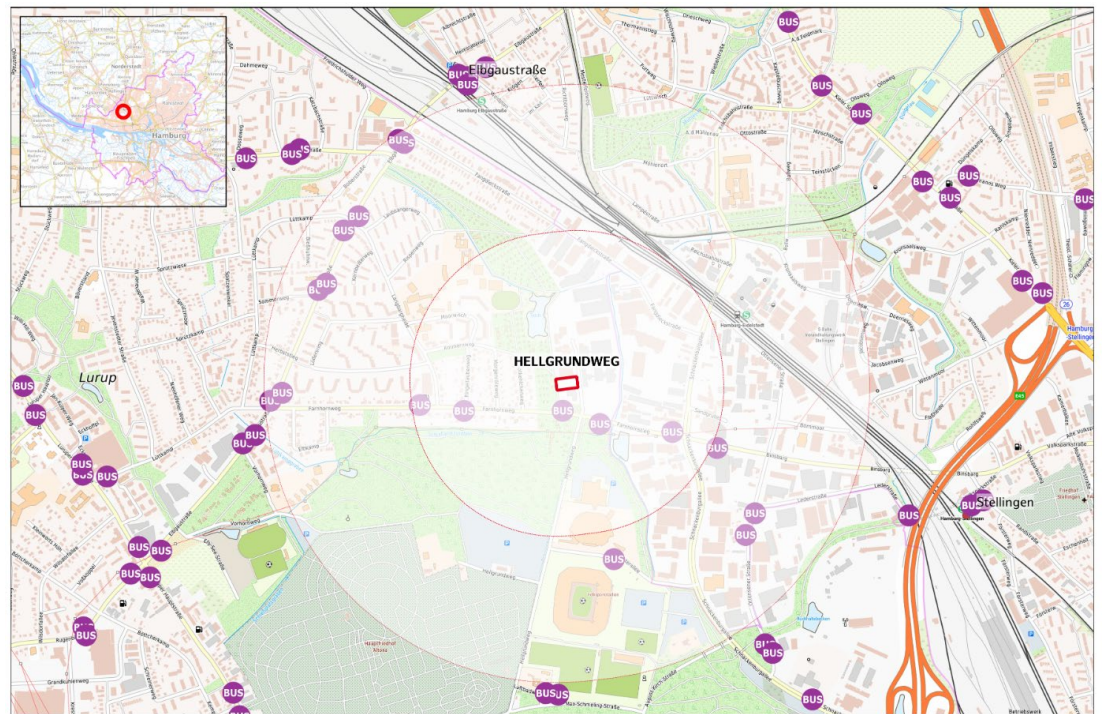


Datengrundlage:
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1:250.000

0 5 10 km

**MICRO
LOCATION**



Datengrundlage:
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1:12.500

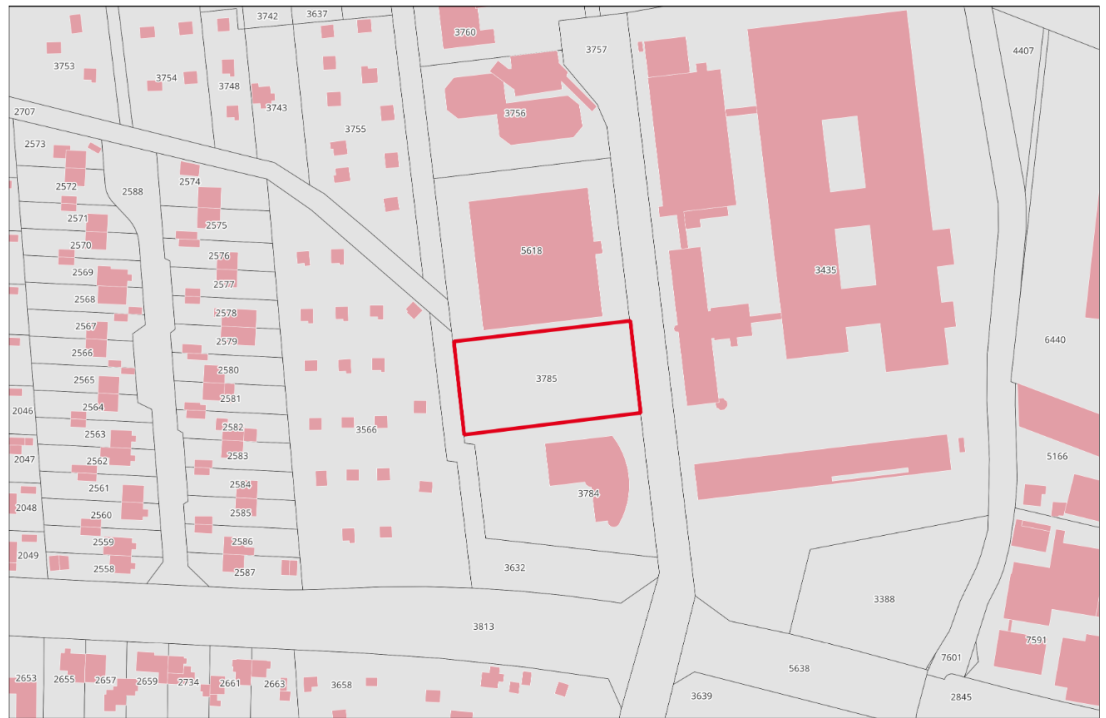
0 250 500 m

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SITE PLAN



Datengrundlage:
2024 Hansestadt Hamburg
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TopPlusOpen BKG 2024

1:1.500

0 30 60 m

AERIAL VIEW



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1:2.000

0 25 50 m

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