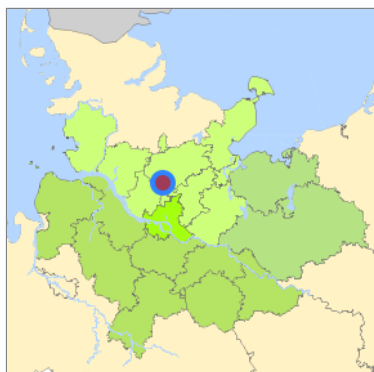
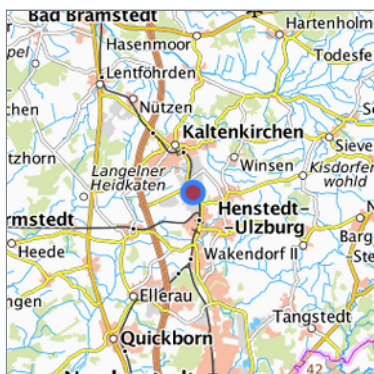


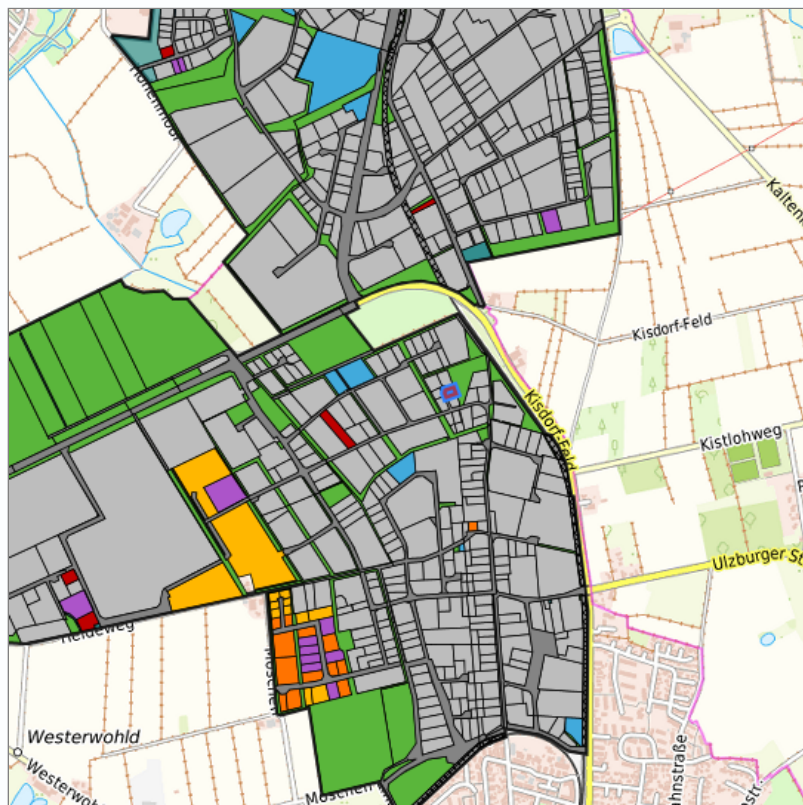
## B-Plan Nr. 106 "Gewerbegebiet Kirchweg Nord" (GE09-05) at Henstedt-Ulzburg, Kreis Segeberg



Location in the Hamburg Metropolitan Region



Location in the requested region



Detailed view of the requested site

### Legend

#### Availabilities

	Immediately		short term (2 years)		medium term (2-5 years)
	long-term (> 5 years)		optional area (bindingly reserved)		occupational pension plan
	not available				

### Brief description

Description of the parcel  
Municipality/city

B-Plan Nr. 106 "Gewerbegebiet Kirchweg Nord"  
Henstedt-Ulzburg

## Parcel

Property size (m <sup>2</sup> )	998.76
Availability	immediately available
focus use	brownfield site
further use	unavailable

## Legal planning situation

Commercial space secured by planning permission	Yes
Building area according to land use plan	commercial building area
Existing planning law	§30 BauGB (qualified development plan)

## Type and extent of building and land use

Specific type of structural use	GE
Development situation	fully accessible
24-hour operation	No
possible site occupancy ratio	0.8
possible floor area figure	1.6
possible number of full floors	3
possible height of building structures	15
cubic index	No information

## Exclusions/restrictions of land use

restrictions to mobilization	None
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## Infrastruktur of site

broadband availability (at least 50 MBit/s)	Yes
quay edge	No
quay edge with sea-going vessel deep water	No
direct rail connection	No
electricity connection	Yes
gas connection	Yes
water connection	Yes
wastewater connection	Yes

## Proprietary situation and marketing intention

proprietary situation	Public
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## Detailed information about commercial zone

Gross surface area (ha)	32.7704
Sector focus	mixed sector structure
Type of location of commercial estate	classic commercial estate

## Transport accessibility

Motorway	A 7	3.8 km
Motorway	A 23	20.8 km
Main road	B 4	8.8 km
Main road	B 206	12.5 km
Main road	B 432	13.7 km
International airport	Flughafen Hamburg	21.6 km
Port	Seehafen FHH	38.4 km
Intermodal terminal	O'Swaldkai (FHH, trimodal)	34.8 km
Intermodal terminal	Terminal Neumünster	35.2 km
Intermodal terminal	Süd-West Terminal (FHH, trimodal)	36.4 km
Rail passenger transport	Kaltenkirchen Süd AKN	2.6 km
Rail passenger transport	Henstedt-Ulzburg AKN	2.7 km
Rail passenger transport	Kaltenkirchen AKN	4.1 km
Rail passenger transport	Ulzburg Süd AKN	5.3 km
Rail passenger transport	Holstentherme AKN	5.4 km
Public transport	Henstedt-Ulzburg Kurt-Kerber-Straae	0.4 km
Public transport	Henstedt-Ulzburg Lise-Meitner-StraSe	0.8 km
Public transport	Henstedt-Ulzburg Brahmkoppel	0.8 km
Public transport	Henstedt-Ulzburg Margarete-Steiff-Strane	1.0 km
Availability of public transport	Available	

## Contact

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