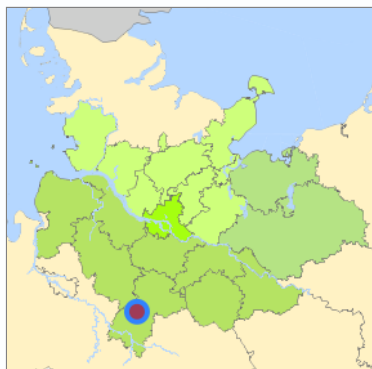
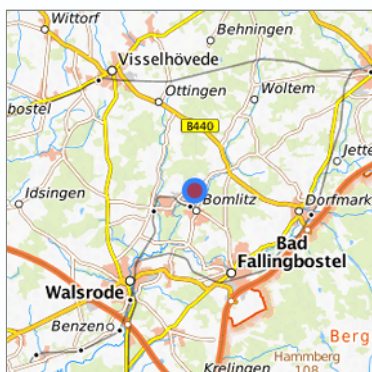


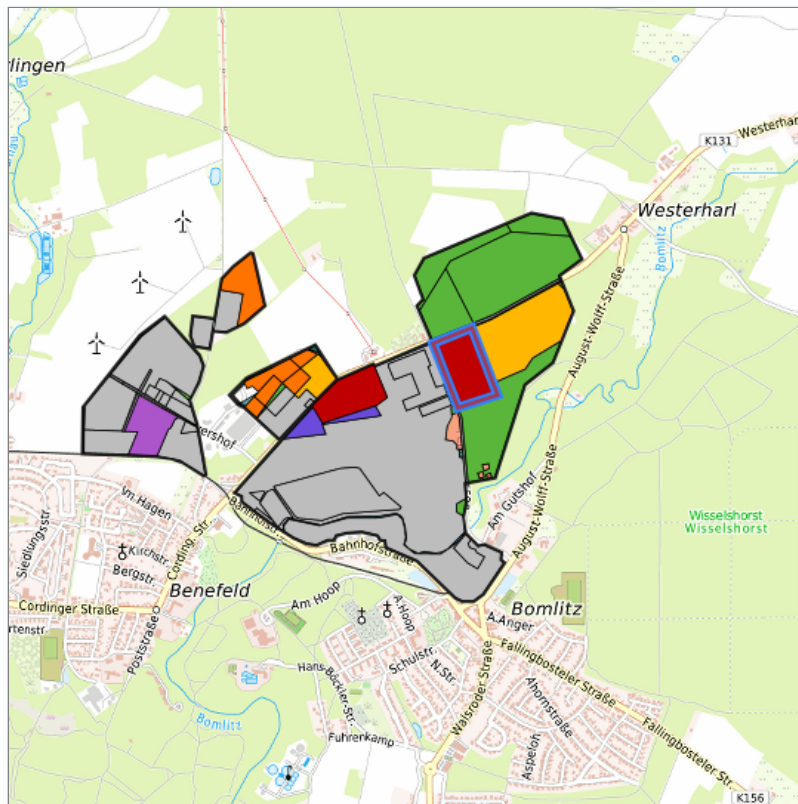
Industriepark Walsrode (016) at Walsrode, Heidekreis



Location in the Hamburg Metropolitan Region



Location in the requested region



Detailed view of the requested site

Legend


Availabilities


 Immediately


 long-term (> 5 years)

 not available

 short term (2 years)

 optional area (bindingly reserved)

 medium term (2-5 years)

 occupational pension plan

Brief description

Description of the parcel
Municipality/city

Industriepark Walsrode
Walsrode

Parcel

| | |
|---------------------------------|-----------------------|
| Property size (m ²) | 69,528.67 |
| Availability | immediately available |
| focus use | other usage |
| 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 | GI, So |
| Development situation | fully accessible |
| 24-hour operation | Yes |
| possible site occupancy ratio | 0.8 |
| possible floor area figure | No information |
| possible number of full floors | No information |
| possible height of building structures | No information |
| cubic index | No information |

Exclusions/restrictions of land use

| | |
|------------------------------|------|
| restrictions to mobilization | None |
|------------------------------|------|

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 | Not specified |
| electricity connection | Yes |
| gas connection | Yes |
| water connection | Yes |
| wastewater connection | Yes |

Proprietary situation and marketing intention

| | |
|-----------------------|---------|
| proprietary situation | Private |
|-----------------------|---------|

Photographs of the parcel



Detailed information about commercial zone

| | |
|---------------------------------------|---|
| Gross surface area (ha) | 141.4063 |
| Sector focus | other manufacturing sectors , other services , chemical and pharmaceutical industry |
| Type of location of commercial estate | location for emission-intensive industry |

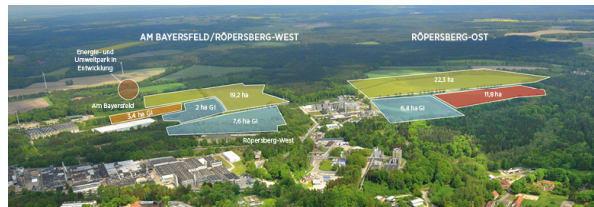
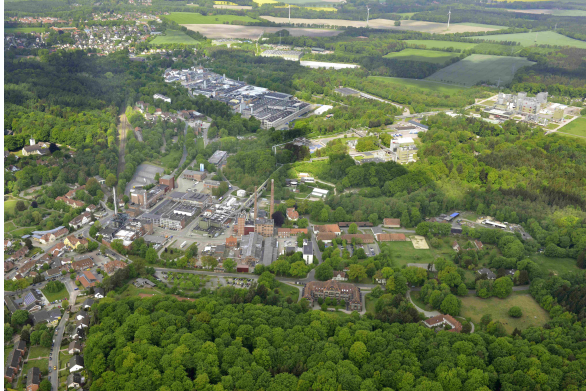
Transport accessibility

| | | |
|----------------------------------|--|---------|
| Motorway | A 7 | 9.7 km |
| Motorway | A 27 | 11.1 km |
| Main road | B 440 | 3.0 km |
| Main road | B 209 | 7.6 km |
| International airport | Flughafen Hannover | 56.8 km |
| International airport | Flughafen Bremen | 67.2 km |
| International airport | Flughafen Hamburg | 93.8 km |
| Commercial airfield | Hodenhagen | 22.6 km |
| Port | Seehafen FHH | 77.1 km |
| Intermodal terminal | Soltau Logistics-Center | 22.0 km |
| Rail passenger transport | Bad Fallingborstel | 8.5 km |
| Rail passenger transport | Dorfmark | 9.6 km |
| Rail passenger transport | Walsrode | 9.6 km |
| Rail passenger transport | Visselhövede | 14.3 km |
| Rail passenger transport | Soltau | 15.3 km |
| Availability of public transport | Available | |
| Links to transport accessibility | deltaland business development, Industrial Park Walsrode | |

Links to the commercial zone

[Industrial Park Walsrode](#)

Photographs of the commercial zone



Information about Walsrode

| | |
|---------------------------------|--------|
| Inhabitants of the municipality | 30,767 |
| Trade tax rate | 410 |
| Property tax B | 375 |

Contact

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