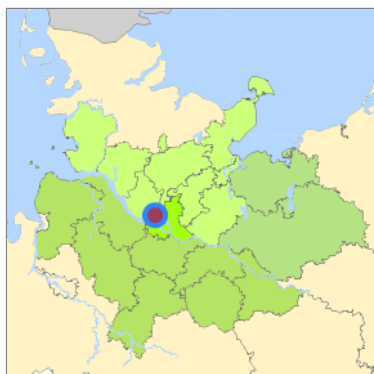
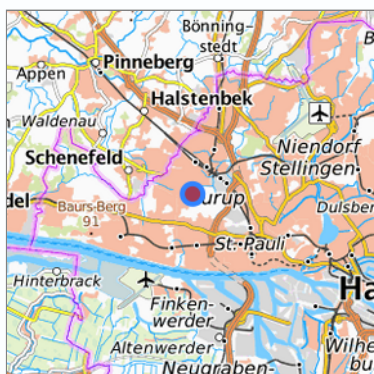


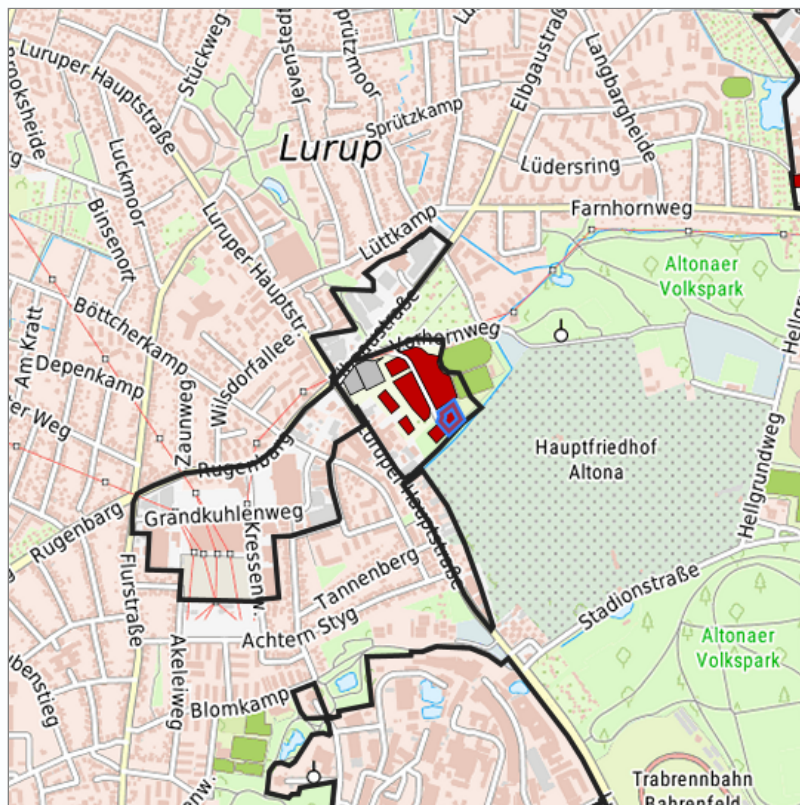
## Lurup (Sondergebiet Technologiepark) (Vorhornweg (9)) at Hamburg, Freie und Hansestadt Hamburg



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

Lurup (Sondergebiet Technologiepark)  
Hamburg

## Parcel

Property size (m <sup>2</sup> )	2,828.03
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	So
Development situation	fully accessible
24-hour operation	No
possible site occupancy ratio	0.8
possible floor area figure	No information
possible number of full floors	2 - 4
possible height of building structures	35
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	No
electricity connection	Yes
gas connection	Yes
water connection	Yes
wastewater connection	Yes

## Proprietary situation and marketing intention

proprietary situation	Public
-----------------------	--------

## Detailed information about commercial zone

Gross surface area (ha)	10.6145
Sector focus	research and development
Type of location of commercial estate	location for knowledge-oriented industry and services

## Transport accessibility

Motorway	A 7	3.7 km
Motorway	A 23	4.6 km
Motorway	A 255	14.8 km
Motorway	A 24	15.1 km
Motorway	A 252	15.2 km
Motorway	A 253	17.7 km
Motorway	A 1	18.2 km
Motorway	A 25	19.3 km
Motorway	A 261	21.4 km
Main road	Ring 3	0.4 km
Main road	B 431	2.9 km
Main road	B 4	3.8 km
International airport	Flughafen Hamburg	12.0 km
International airport	Flughafen Bremen	114.9 km
International airport	Flughafen Hannover	140.8 km
Regional airport	Flughafen Lübeck	68.4 km
Regional airport	Cuxhaven	108.7 km
Regional airport	Schwerin-Parchim	139.2 km
Commercial airfield	Uetersen/Heist	21.5 km
Commercial airfield	Hartenholm	43.9 km
Commercial airfield	Hungriger Wolf	57.0 km
Commercial airfield	Neumünster	59.2 km
Commercial airfield	Rotenburg (Wümmme)	75.8 km
Port	Seehafen FHH	10.9 km
Port	Binnenhafen Geesthacht	40.4 km
Port	Seehafen Glückstadt	46.1 km
Port	Binnenhafen Itzehoe	47.9 km
Port	Seehafen Stade-Bützfleth	50.5 km
Rail freight traffic	Emons Spedition GmbH	16.9 km
Rail freight traffic	Lübeck Nordlandkai (trimodal)	69.6 km
Rail freight traffic	Lübeck Konstinkai	70.9 km
Intermodal terminal	Hansaport Terminal (FHH, trimodal)	11.1 km
Intermodal terminal	Containerterminal Burchardkai (FHH, trimodal)	12.2 km
Intermodal terminal	Eurokombi-Terminal Hamburg Waltersshof (FHH)	12.7 km

<b>Rail passenger transport</b>	Elbgaustraße S	1.9 km
<b>Rail passenger transport</b>	Eidelstedt S	2.5 km
<b>Rail passenger transport</b>	Stellingen S	3.0 km
<b>Rail passenger transport</b>	Eidelstedt Zentrum AKN	3.3 km
<b>Rail passenger transport</b>	Krupunder S	3.9 km
<b>Public transport</b>	Hamburg Farnhornweg	0.8 km
<b>Public transport</b>	Hamburg Rugenbarg (Nord)	0.8 km
Availability of public transport	Not specified	

## Information about Hamburg

Inhabitants of the municipality	1,852,478
Trade tax rate	470
Property tax B	540

## Contact

Stefan Wieschebrock  
Hamburg Invest  
Bereichsleitung  
Wexstr. 7  
20355 Hamburg  
[+49 40 227019-79](tel:+494022701979)  
[stefan.wieschebrock@hamburg-invest.com](mailto:stefan.wieschebrock@hamburg-invest.com)  
<https://www.hamburg-invest.com/team/2186526/bestand/>