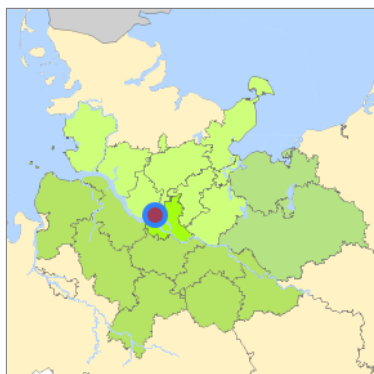
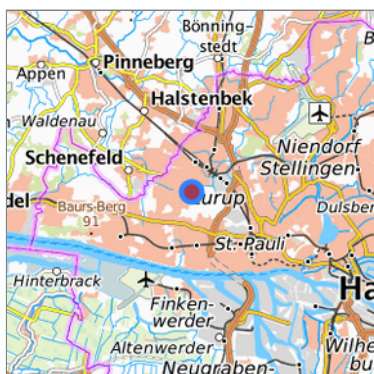


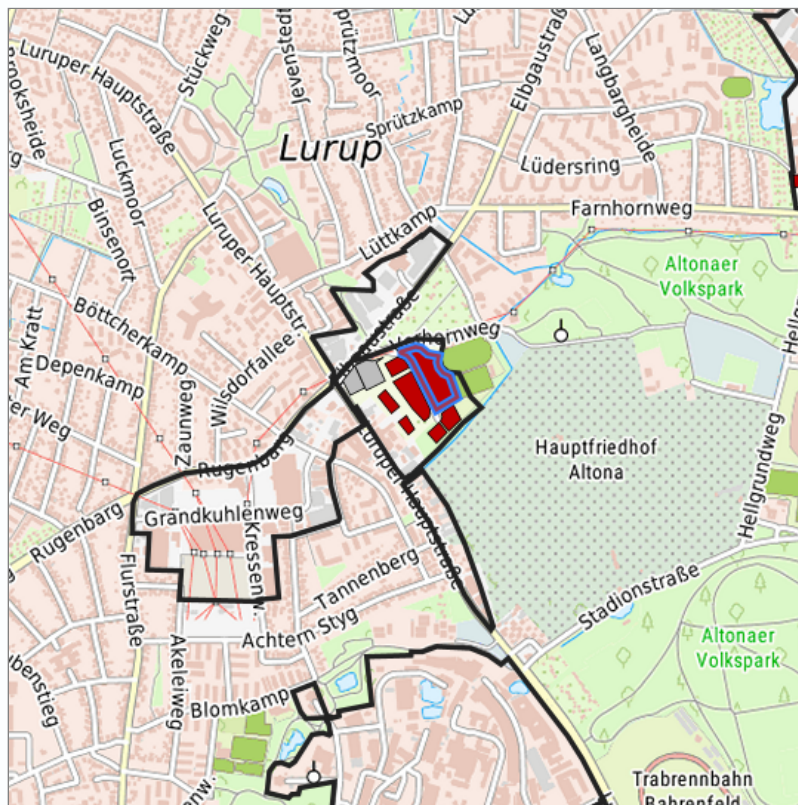
Lurup (Sondergebiet Technologiepark) (Vorhornweg (4)) at Hamburg, Freie und Hansestadt Hamburg



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 ²) | 14,055.49 |
| 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 - 40 |
| 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 | Yes |
| 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 |

| | | |
|----------------------------------|--------------------------|--------|
| Rail passenger transport | Elbgaustraße S | 1.9 km |
| Rail passenger transport | Eidelstedt S | 2.5 km |
| Rail passenger transport | Stellingen S | 3.0 km |
| Rail passenger transport | Eidelstedt Zentrum AKN | 3.3 km |
| Rail passenger transport | Krupunder S | 3.9 km |
| Public transport | Hamburg Farnhornweg | 0.8 km |
| Public transport | 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

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