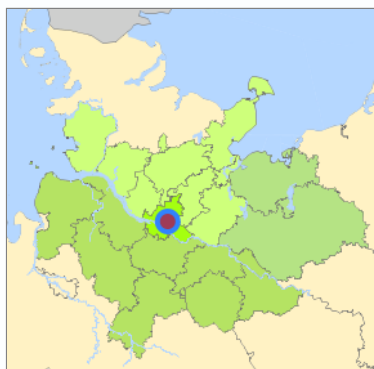


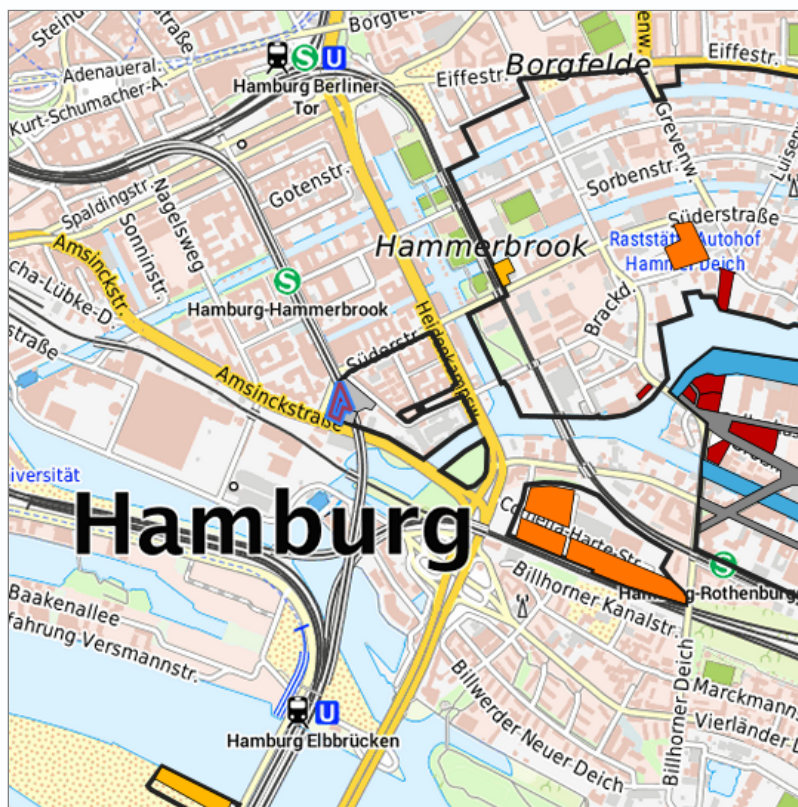
## Hammerbrook (Grüner Deich (2)) at Hamburg, Freie und Hansestadt Hamburg



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

Hammerbrook  
Hamburg

## Parcel

Property size (m <sup>2</sup> )	3,558.52
Availability	immediately available
focus use	car park 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	GE
Development situation	fully accessible
24-hour operation	Not specified
possible site occupancy ratio	0.8
possible floor area figure	2.4
possible number of full floors	6
possible height of building structures	Not fixed
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)	10.8356
Sector focus	other services
Type of location of commercial estate	location for crafts and small-scale trades , single parcel

## Transport accessibility

Motorway	A 255	2.8 km
Motorway	A 252	4.0 km
Motorway	A 24	4.4 km
Motorway	A 1	6.3 km
Motorway	A 25	7.1 km
Motorway	A 253	8.5 km
Motorway	A 7	9.7 km
Motorway	A 23	13.1 km
Motorway	A 261	17.5 km
Motorway	A 39	20.1 km
Main road	B 4	0.3 km
Main road	B 75	0.5 km
Main road	B 5	2.0 km
International airport	Flughafen Hamburg	10.9 km
International airport	Flughafen Bremen	112.2 km
International airport	Flughafen Hannover	136.4 km
Regional airport	Flughafen Lübeck	59.8 km
Regional airport	Cuxhaven	115.6 km
Regional airport	Schwerin-Parchim	128.4 km
Commercial airfield	Uetersen/Heist	33.2 km
Commercial airfield	Hartenholm	46.9 km
Commercial airfield	Neumünster	65.8 km
Commercial airfield	Hungriger Wolf	67.0 km
Commercial airfield	Rotenburg (Wümme)	72.7 km
Port	Seehafen FHH	12.5 km
Port	Binnenhafen Geesthacht	28.3 km
Port	Binnenhafen Lauenburg	43.8 km
Port	Binnenhafen Mölln	49.2 km
Port	Seehafen Stade-Bützfleth	52.0 km
Rail freight traffic	Emons Spedition GmbH	4.9 km
Rail freight traffic	Lübeck Nordlandkai (trimodal)	62.6 km
Rail freight traffic	Lübeck Konstinkai	64.0 km
Intermodal terminal	O'Swaldkai (FHH, trimodal)	3.1 km
Intermodal terminal	Süd-West Terminal (FHH, trimodal)	5.9 km
Intermodal terminal	(FHH, trimodal)	8.7 km
Rail passenger transport	Hammerbrook S	0.4 km

<b>Rail passenger transport</b>	Berliner Tor S1	1.5 km
<b>Rail passenger transport</b>	Rothenburgsort S	1.6 km
<b>Rail passenger transport</b>	Lohmühlenstraße U	1.7 km
<b>Rail passenger transport</b>	Steinstraße U	1.8 km
<b>Public transport</b>	Hamburg-Hammerbrook (Süd)	0.3 km
<b>Public transport</b>	Hamburg-Hammerbrook (City Süd)	0.5 km
<b>Public transport</b>	Hamburg Süderstraße	0.5 km
<b>Public transport</b>	Hamburg Billstraße	0.5 km
Availability of public transport	Available	

## Information about Hamburg

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

## Contact

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