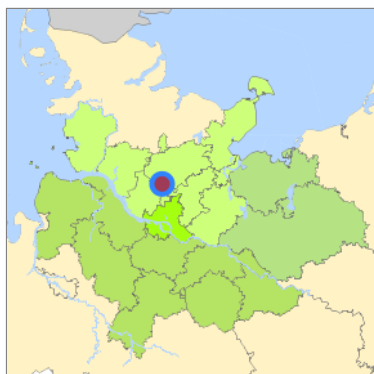
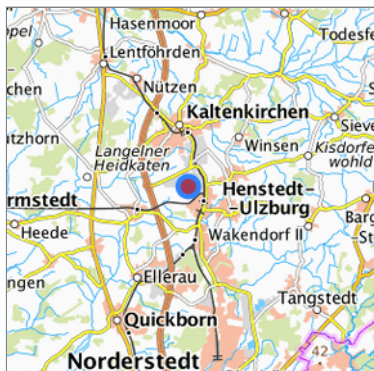


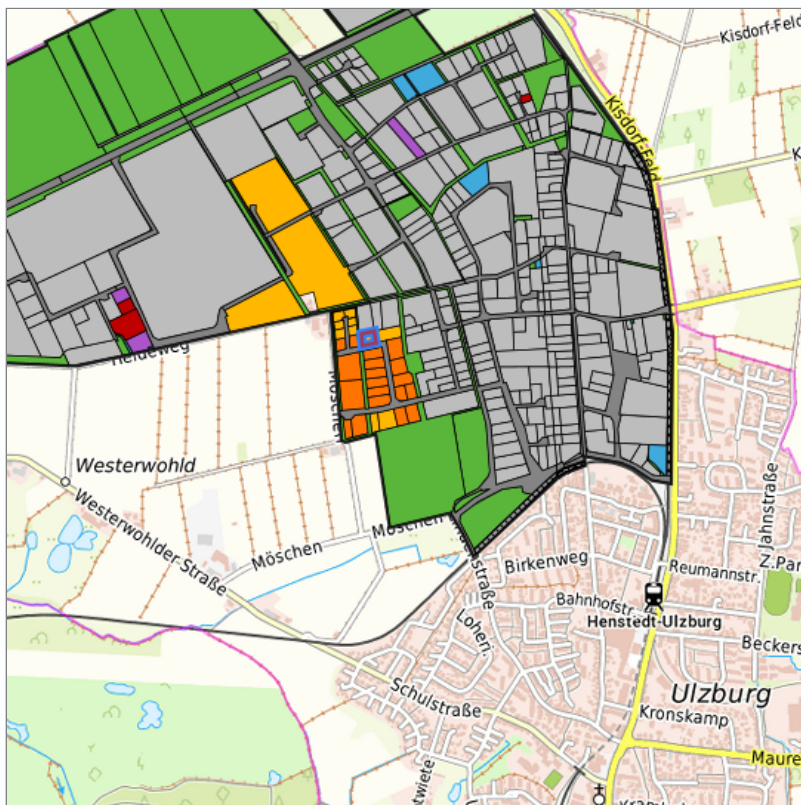
B-Plan Nr. 110 "Gewerbegebiet südlich Heideweg" (GE03-01) at Henstedt-Ulzburg, Kreis Segeberg



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. 110 "Gewerbegebiet südlich Heideweg"
Henstedt-Ulzburg

Parcel

Property size (m ²)	2,050
Availability	available in the medium-term
focus use	agriculture
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	not accessible
24-hour operation	Yes
possible site occupancy ratio	0.8
possible floor area figure	1.6
possible number of full floors	2
possible height of building structures	12
cubic index	No information

Exclusions/restrictions of land use

restrictions to mobilization	owner, noise emissions
------------------------------	------------------------

Infrastruktur of site

broadband availability (at least 50 MBit/s)	Not specified
quay edge	No
quay edge with sea-going vessel deep water	No
direct rail connection	No
electricity connection	Not specified
gas connection	Not specified
water connection	Not specified
wastewater connection	Not specified

Proprietary situation and marketing intention

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

Detailed information about commercial zone

Gross surface area (ha)	29.2872
Sector focus	mixed sector structure
Type of location of commercial estate	classic commercial estate

Transport accessibility

Motorway	A 7	6.2 km
Main road	B 4	7.1 km
Main road	B 432	13.0 km
International airport	Flughafen Hamburg	20.1 km
Port	Seehafen FHH	36.4 km
Port	Port of Lübeck	54.7 km
Rail freight traffic	Emons Spedition GmbH	35.0 km
Rail freight traffic	Lübeck Nordlandkai (trimodal)	55.4 km
Rail freight traffic	Lübeck Konstinkai	56.8 km
Intermodal terminal	O'Swaldkai (FHH, trimodal)	33.2 km
Intermodal terminal	Süd-West Terminal (FHH, trimodal)	34.8 km
Intermodal terminal	Hansaport Terminal (FHH, trimodal)	36.6 km
Rail passenger transport	Henstedt-Ulzburg AKN	1.3 km
Rail passenger transport	Ulzburg Süd AKN	3.7 km

Availability of public
transport

Not available, but possible

Contact

Sebastian Döll
Gemeindeverwaltung Henstedt-Ulzburg
Wirtschaftsförderer
Rathausplatz 1
24558 Henstedt-Ulzburg
[+49 \(0\) 4193 / 963-470](tel:+494193963470)
sebastian.doell@henstedt-ulzburg.de
www.henstedt-ulzburg.de