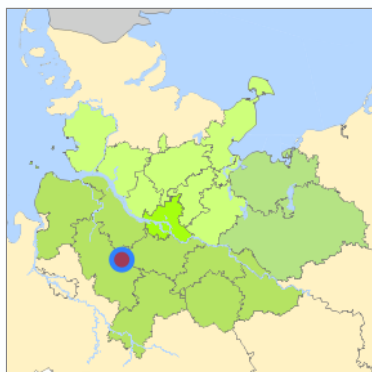
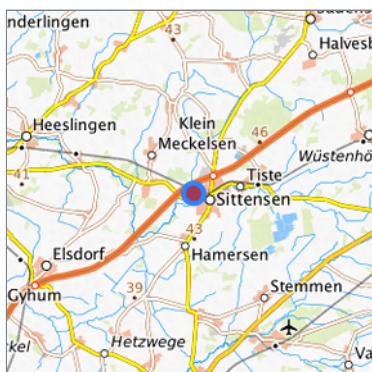


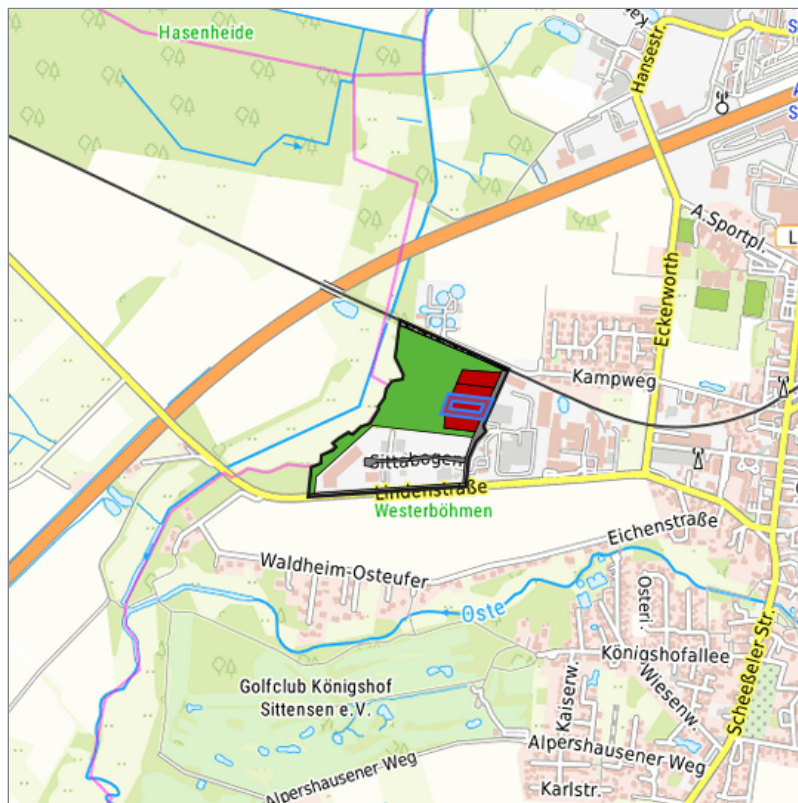
Westerböhlen II (031) at Sittensen, Landkreis Rotenburg (Wümme)



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

Westerböhlen II
Sittensen

Parcel

Property size (m ²)	6,201.26
Availability	immediately available
focus use	grassland with trees and shrubs
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	partially accessible
24-hour operation	Yes
possible site occupancy ratio	0.8
possible floor area figure	0.8
possible number of full floors	Not fixed
possible height of building structures	Not fixed
cubic index	No information

Exclusions/restrictions of land use

restrictions to mobilization	noise emissions
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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	No
gas connection	No
water connection	No
wastewater connection	Yes

Proprietary situation and marketing intention

proprietary situation	Private
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Detailed information about commercial zone

Gross surface area (ha)	20.10
Sector focus	textile and clothing industry , construction industry , other manufacturing sectors , manufacture of computer, electronic and optical products , food industry , logistics industry and storage
Type of location of commercial estate	classic commercial estate

Transport accessibility

Motorway	A 1	3.1 km
Motorway	A 26	29.8 km
Motorway	A 261	32.4 km
Motorway	A 7	36.9 km
Motorway	A 253	40.7 km
Motorway	A 39	41.9 km
Motorway	A 27	44.9 km
Motorway	A 252	49.2 km
Main road	B 75	12.9 km
Main road	B 71	16.8 km
International airport	Flughafen Bremen	62.5 km
International airport	Flughafen Hamburg	63.5 km
International airport	Flughafen Hannover	104.8 km
Regional airport	Cuxhaven	92.2 km
Regional airport	Flughafen Lübeck	111.2 km
Commercial airfield	Rotenburg (Wümme)	22.4 km
Commercial airfield	Weser-Wümme	38.6 km
Commercial airfield	Hodenhagen	68.0 km
Commercial airfield	Uetersen/Heist	75.9 km
Commercial airfield	Uelzen	90.2 km
Port	Seehafen FHH	45.0 km
Port	Seehafen Stade-Bützfleth	47.6 km
Port	Binnenhafen Geesthacht	69.3 km
Port	Binnenhafen Lüneburg	77.0 km
Port	Seehafen Gückstadt	78.9 km
Rail freight traffic	Emons Spedition GmbH	52.1 km
Intermodal terminal	Holborn Raffinerie (FHH, trimodal)	43.2 km
Intermodal terminal	Industriebahnhof Stade-Brunshausen	44.9 km
Intermodal terminal	Terminal Wallmann (FHH, trimodal)	45.9 km
Rail passenger transport	Lauenbrück	15.1 km
Rail passenger transport	Scheeßel	15.6 km
Rail passenger transport	Tostedt	18.3 km
Rail passenger transport	Apensen	21.9 km
Rail passenger transport	Harsefeld	23.3 km
Public transport	Sittensen Industriestrale	0.7 km
Public transport	Grom Meckelsen an der Ramme	0.9 km

Availability of public transport Not available

Information about Sittensen

GDP per capita (in €) (district level)	82,440.00
Rate of unemployment (in %) (district level)	3.80

Contact

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