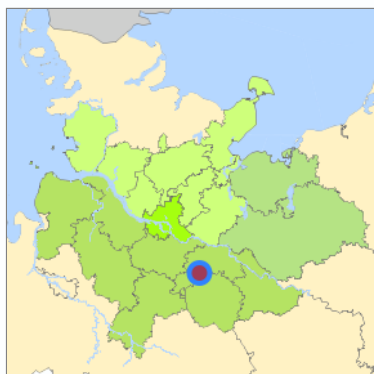


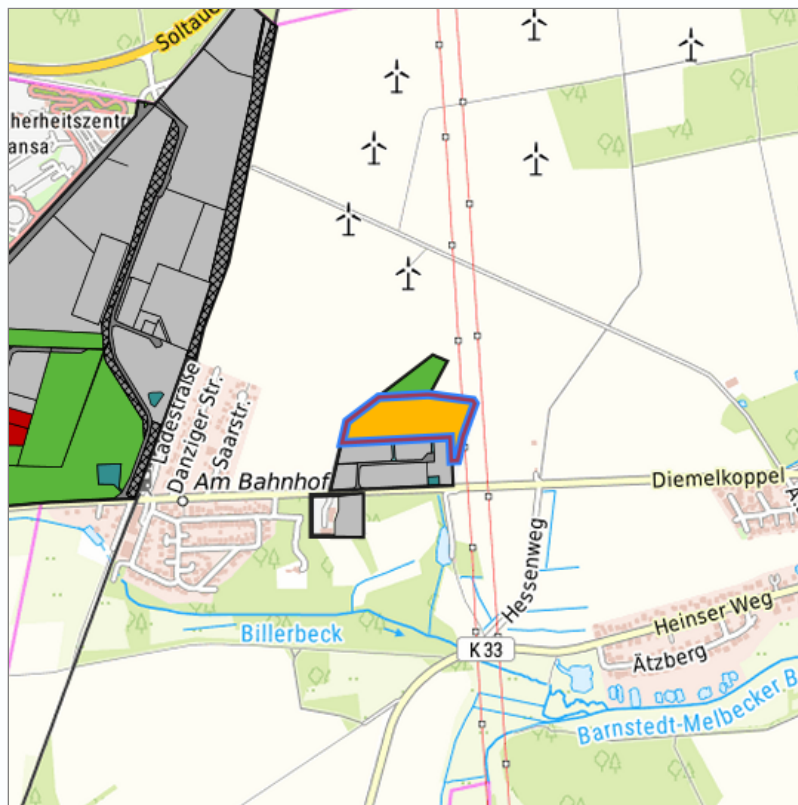
Melbeck, Rischpool 2 (Rischpool 2) at Melbeck, Landkreis Lüneburg



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

Melbeck, Rischpool 2
Melbeck

Parcel

Property size (m ²)	46,000
Availability	available in the medium-term
focus use	agriculture
further use	agriculture

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 (unqualified development plan)

Type and extent of building and land use

Specific type of structural use	GE
Development situation	not accessible
24-hour operation	Not specified
possible site occupancy ratio	0.7
possible floor area figure	No information
possible number of full floors	2
possible height of building structures	12
cubic index	No information

Exclusions/restrictions of land use

restrictions to mobilization	Exclusions of use through development plan and / or Â§34,35 BauGB (for example BImSchG, Seveso-RL)
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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	Not specified
gas connection	Not specified
water connection	Not specified
wastewater connection	Not specified

Proprietary situation and marketing intention

proprietary situation	Private
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Detailed information about commercial zone

Gross surface area (ha)	5.7089
Sector focus	not specified
Type of location of commercial estate	classic commercial estate

Transport accessibility

Motorway	A 39	12.7 km
Motorway	A 7	24.1 km
Motorway	A 25	34.2 km
Motorway	A 1	38.5 km
Motorway	A 261	47.3 km
Motorway	A 253	47.5 km
Main road	B 4	1.6 km
Main road	B 209	2.6 km
International airport	Flughafen Hamburg	65.5 km
International airport	Flughafen Hannover	110.7 km
International airport	Flughafen Bremen	121.4 km
Commercial airfield	Uelzen	27.4 km
Port	Binnenhafen Lüneburg	12.3 km
Port	Binnenhafen Uelzen	28.1 km
Port	Binnenhafen Lauenburg	29.9 km
Port	Seehafen FHH	56.5 km
Rail freight traffic	Emons Spedition GmbH	56.0 km
Intermodal terminal	Hafen Lüneburg (trimodal)	12.3 km
Intermodal terminal	Soltau Logistics-Center	42.3 km
Rail passenger transport	Bienenbüttel	8.5 km
Rail passenger transport	Wendisch Evern	8.8 km
Rail passenger transport	Lüneburg West	9.4 km
Public transport	Melbeck Am Rischpool	0.4 km
Public transport	Melbeck Danziger Straße	0.9 km
Availability of public transport	Not specified	

Information about Melbeck

GDP per capita (in €) (district level)	29,576.00
Rate of unemployment (in %) (district level)	5.80
Inhabitants of the municipality	3,510
Trade tax rate	375
Property tax B	350

Contact

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