

SEGRO LOGISTICS CENTRE HAMBURG NEU WULMSTORF

JUSTUS-VON-LIEBIG-STRASSE 2, 21629 NEU WULMSTORF



State-of-the-art logistics centre
in the Hamburg metropolitan region



Excellent access
Close to the A1 and A26 and only a few minutes'
drive from Hamburg harbour and airport



First class customer service
by our property management team

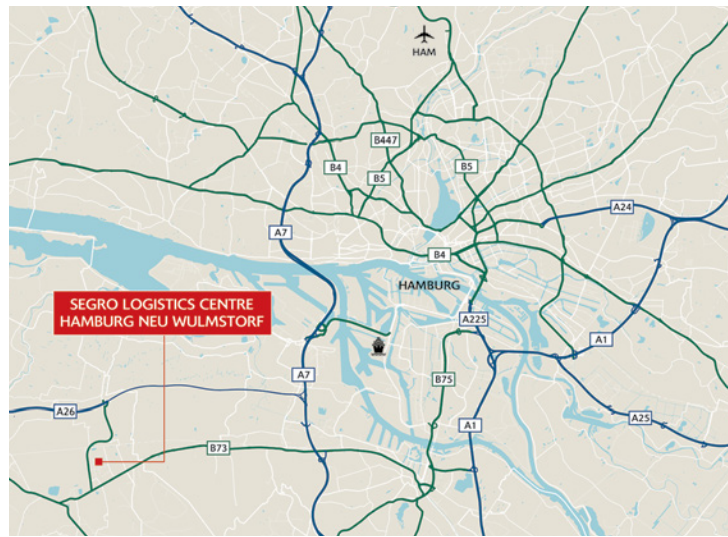
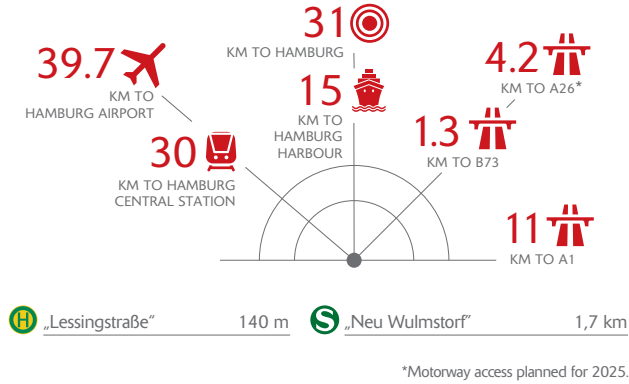


Total lettable area
21,734 sq m



Expected availability
as of Q1 2025

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SUSTAINABLE ASPECTS

- Green electricity supply through photovoltaic system
- Charging stations for electric cars (20 % of all car parking spaces)
- Air source heat pump
- DGNB Platinum and DGNB Climate Positive targeted

SPECIFICATIONS WAREHOUSE

- Warehouse height: 12 m clear height (UKB)
- Warehouse floor:
 - Steel fibre concrete slab
 - 50 kN / sq m (5 t) permissible total weight and 75 kN point loads from rack posts
- Doors:
 - Each unit of the building has 1 sectional door (3 m W x 4.2 m H) for ground level access as well as
 - 1 loading ramp with loading gates (3 m x 3 m) and electro-hydraulic dock leveller for each 1,000 sq m of warehouse area
- Windows: Aluminium windows with insulating glazing
- Lighting: Intelligent LED lighting systems
- Supply:
 - Electricity and water supply per rental unit
 - Electricity fuse protection per rental unit 63 A
 - Warehouse heating via VRF systems
 - Office heating via heat pump system

RENTAL UNITS

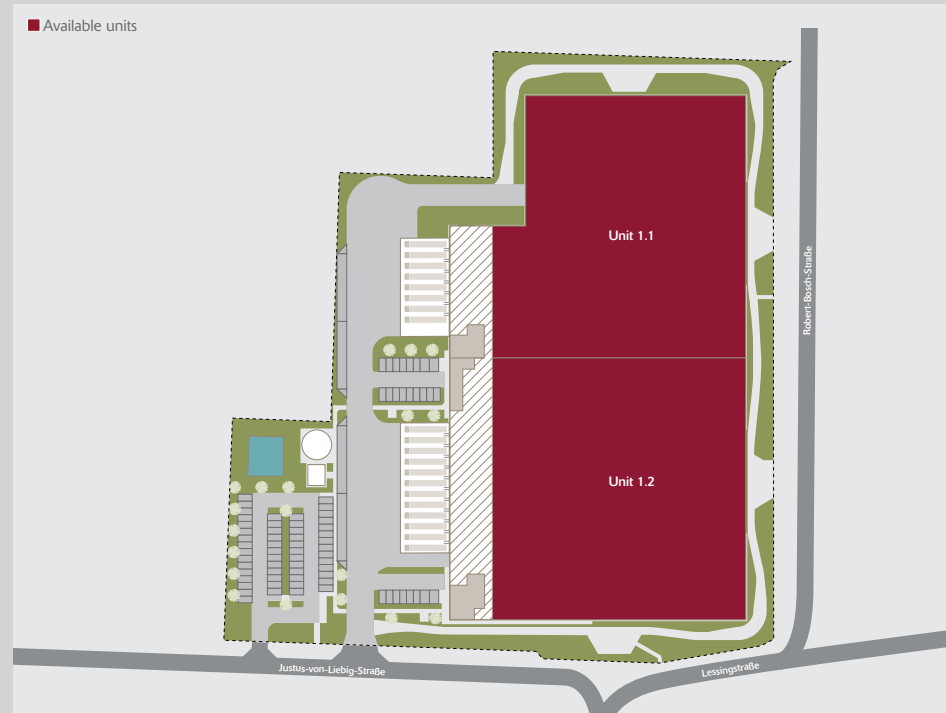
Unit	Warehouse	Office	Mezzanine	Total
Unit 1	9,231 sq m	150 sq m	609 sq m	9,990 sq m
Unit 2	10,383 sq m	150 sq m	1,211 sq m	11,744 sq m
Total	19,614 sq m	300 sq m	1,820 sq m	21,734 sq m

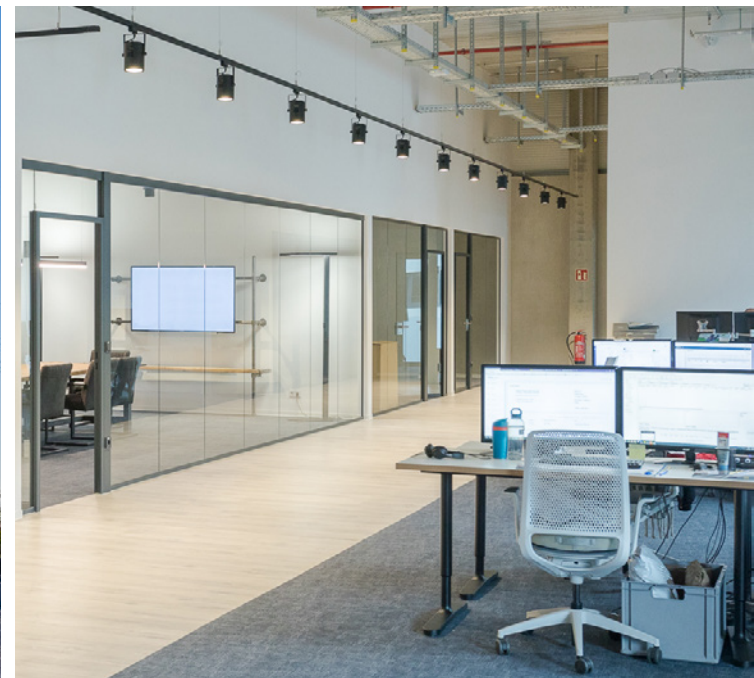
(All figures are approximate)

SPECIFICATIONS OFFICE

- 1 ground floor office per rental unit (approx. 150 sq m incl. sanitary facilities and driver registration)
- Mezzanine office at tenant's request

The SEGRO Logistics Centre Hamburg Neu Wulmstorf is marketed exclusively through REALOGIS Hamburg. Marketing via third-party brokers must be subject to commission.





KONTAKT

SEGRO

SEGRO LOGISTICS CENTRE
HAMBURG NEU WULMSTORF

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