

# 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



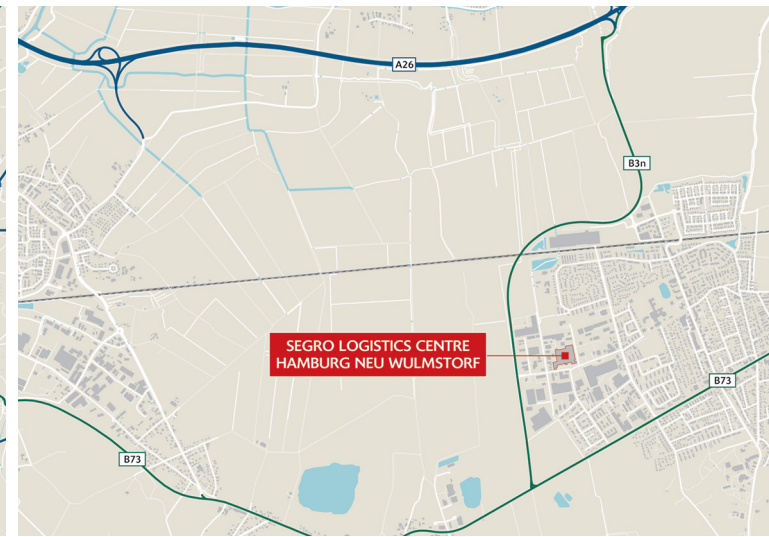
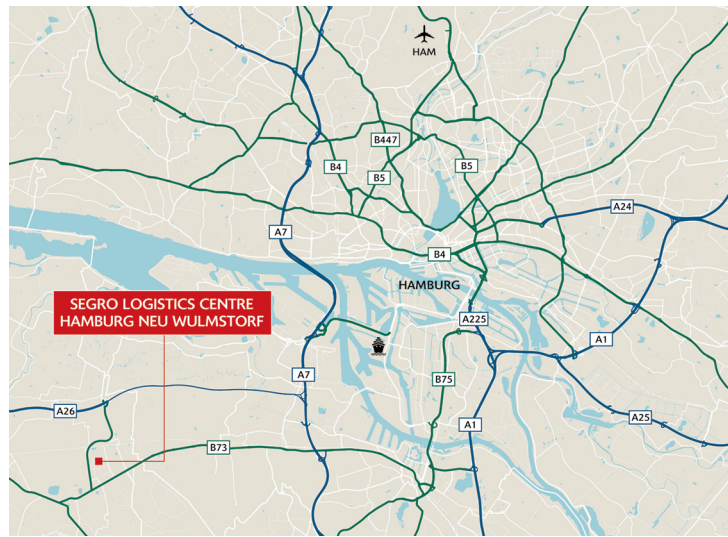
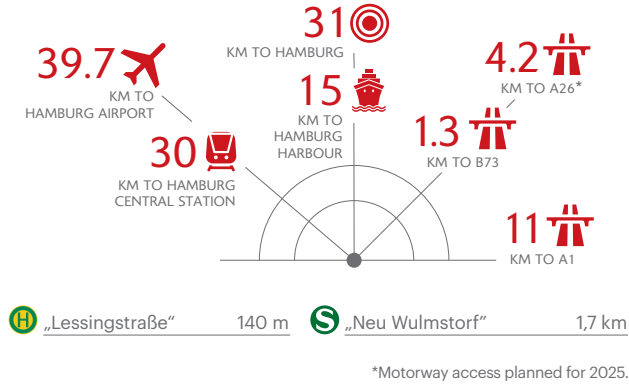
**Total lettable area**  
21,591 sq m



**Expected availability**  
as of Q1 2025



# SEGRO LOGISTICS CENTRE HAMBURG NEU WULMSTORF



## SUSTAINABLE ASPECTS

- Supporting structure made entirely of wood
- 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
- Heating:
  - Heating of warehouse and office spaces via heat pump system
  - Underfloor heating in the office areas

## RENTAL UNITS

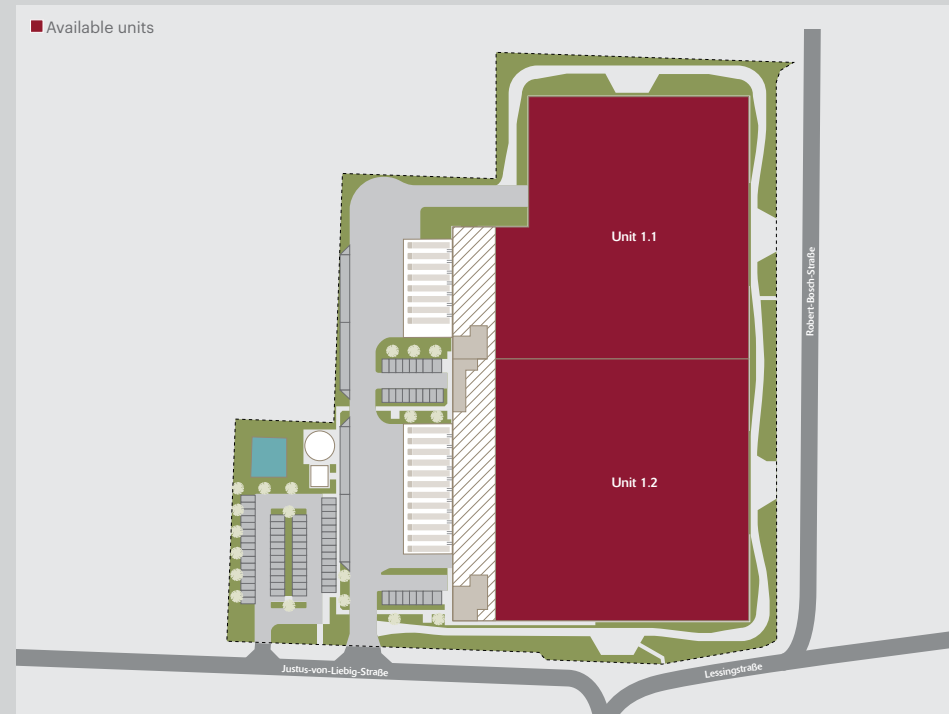
Unit	Warehouse	Office	Mezzanine	Total
Unit 1	9,114 sq m	136 sq m	611 sq m	9,861 sq m
Unit 2	10,293 sq m	294 sq m	1,143 sq m	11,730 sq m
<b>Total</b>	<b>19,407 sq m</b>	<b>430 sq m</b>	<b>1,754 sq m</b>	<b>21,591 sq m</b>

## SPECIFICATIONS OFFICE

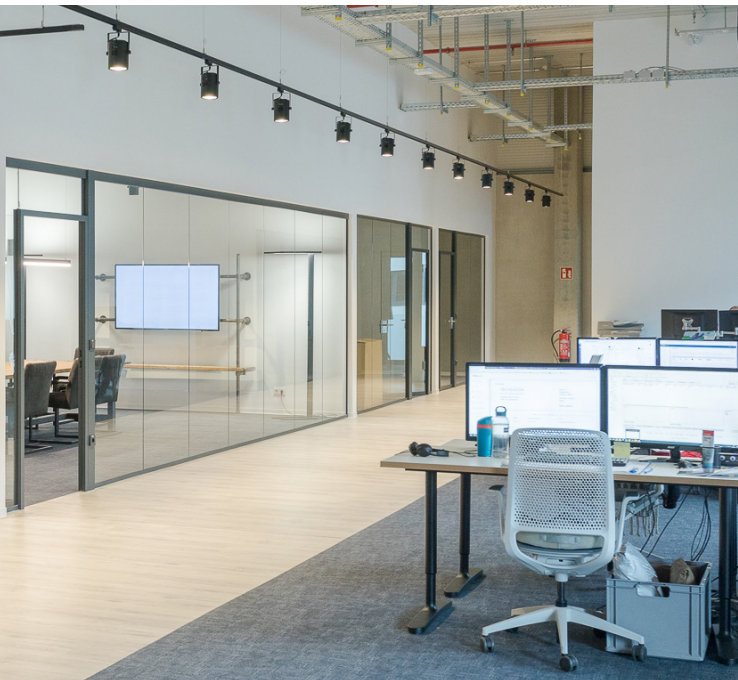
- 1 ground floor office per rental unit (approx. 150 sq m incl. sanitary facilities and driver registration)
- Mezzanine office at tenant's request

## SPRINTER-FEE

If a legally effective contract is concluded without any suspensive/resolutive conditions by March 31, 2025, you will receive an effective rent in addition to the commission that would otherwise be due.









CONTACT

SEGRO

SEGRO LOGISTICS CENTRE  
**HAMBURG NEU WULMSTORF**

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