

SEGRO

SEGRO PARK

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DÜSSELDORF CITY

FICHTENSTRASSE, 40233 DÜSSELDORF



Listed loft office
meets modern business park



Successful regeneration
area rich in engineering & manufacturing (formerly Hein Lehmann)

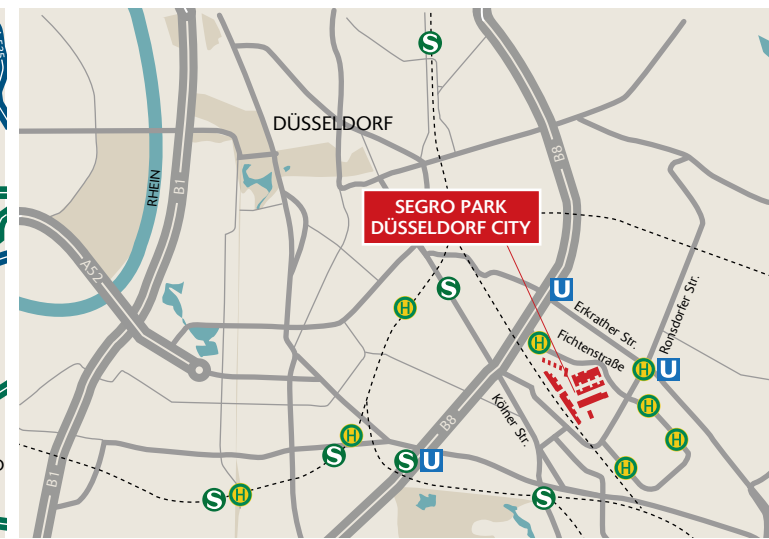
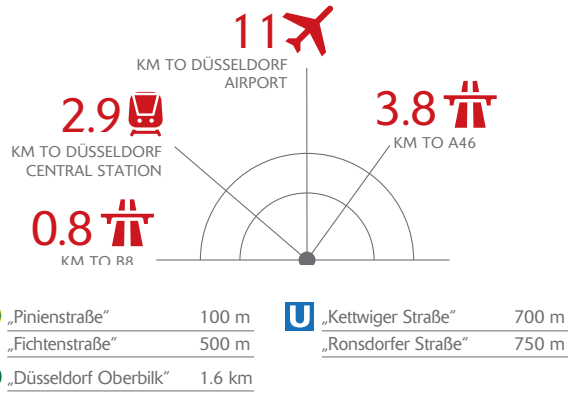


Perfectly located
between main station and "Automeile Höherweg"



First occupancy
Available on request

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SPECIFICATIONS

- **Roof:** Gable roof as foil roof with glass light band
- **Windows:** Aluminum windows, anthracite elements, with external venetian blinds, electrically operated
- **Visible, historical beam structure (loft style)**
- **Ceiling height:**
 - Ground floor approx. 3.20 – 3.30 m
 - Gallery level upper floor: 2.20 m under truss, approx. 3.20 m under acoustic sail
- **Entrance at the front with windbreak and cleaning mat**
- **Floor:** Covering according to tenant's wishes
- **Lighting:** LED recessed spotlights and LED pendant lights
- **High-quality sanitary equipment** on the ground floor with touch-free fittings, Dyson hand dryer
- **Kitchenette preparation available on the ground floor**
- **Technical equipment:** Underfloor heating, supply and exhaust air system, air conditioning
- **Other equipment on the ground floor:** 2 separate rooms (high-quality glass partition walls made by Goldbach Kirchner), floor tank and Pre-installation of wall connections for video technology
- **Other equipment on gallery level (open-plan office):** floor tanks for tenant-specific IT cabling, acoustic panels according to tenant planning

RENTAL UNITS

PHASE 1
Loft-Office: ca. 584 sqm
 Price on request.





CONTACT

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