

IN THE WEST OF HAMBURG, DISCOVER  
**A PIECE OF THE FUTURE**  
ON THE ELBE



[www.businesspark-elbufer.com](http://www.businesspark-elbufer.com)



BusinessPark  
**Elbufer Wedel**



## THE ELBUFER BUSINESS PARK WEDEL IS THE RIGHT PLACE FOR YOUR NEW LOCATION AND YOUR BUSINESS.

Your opportunity for a future with the best outlook. That's what the new **Business Park Elbufer** in Wedel, in the west of Hamburg, has to offer. Cast your anchor here with your company or your investment. One of the most prestigious and attractive business areas in the entire Hamburg area is being developed on 180,000m<sup>2</sup> of land in a prominent location on the banks of the Elbe.

Treat yourself, your employees, customers and partners to this top location with enormous charisma and maritime flair. Or commit yourself as an investor to the development of this project, which is fascinating on economic, town planning and environmental levels.

We have prepared all the information on this plum location for you on these pages in an appetising manner. Naturally, I am happy to answer any questions you may have!

Yours,

Niels Schmidt  
Mayor / Town of Wedel



## THE PATH TO SUCCESS

BEGINS IN WEDEL

### ADVANTAGES

- › Top location bordering Hamburg on the Elbe
- › Low business tax
- › Maximum flexibility in development
- › Excellent transport connections
- › Wide range of service providers and skilled staff
- › Excellent technical university
- › Great quality of life, and much more





› Dream views of the Elbe

### THE GOAL

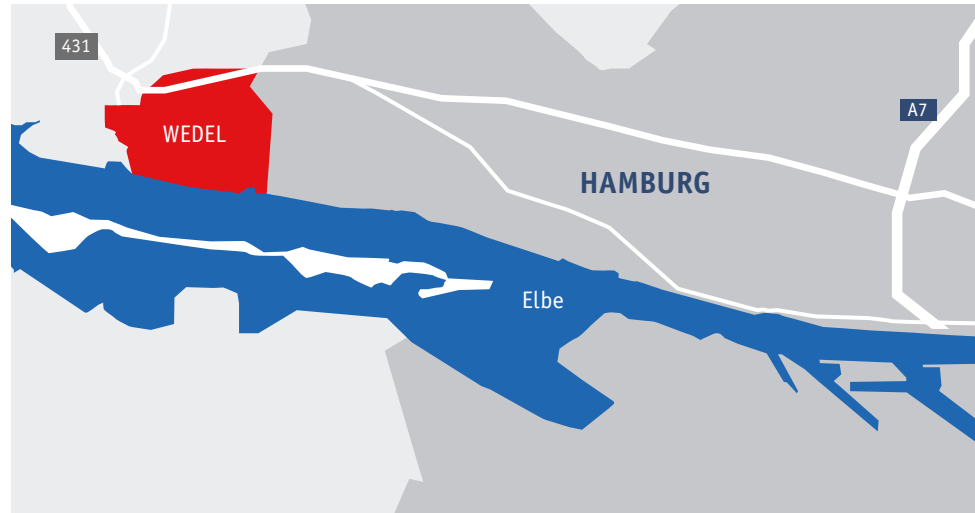
To create an innovative **technology and services** site on the Elbe between Wedel and Hamburg – environmentally friendly, accessible and prestigious.

### PLUM LOCATION

18 hectares in **the best location at the upper mouth of the Elbe** with dream views over the River Elbe to Hamburg. One of the most breathtaking commercial areas in the Hamburg region.

### THE COMPETITION

Among the many development designs submitted, the architecture firm medium won out, together with the town and country planners WES & Partner. **The jury loved it.**



› Perfect location directly to the west of Hamburg, great quality of life

### FLEXIBILITY

Small businesses and large corporations can divide **individual areas with 100% flexibility** according to their wishes as part of the design concept.

### THE ZONES

The centre of the area will be dominated by **service spaces**. In the eastern zone, commercial use, **manufacturing and storage spaces**. A green belt shields the area on the Hamburg side.

### THE SPACES

Total available space of approx. 185,000m<sup>2</sup> with 100% flexible division. A former **working port on the Elbe** preserved as a commercial port. Steps down to the water for relaxing at lunchtime and much more.

A VISION COME TRUE

## A BUSINESS PARK IN A DREAM LOCATION.



### SPACE TO ACHIEVE YOUR COMPANY GOALS

This is what the **Business Park Elbufer**, currently under construction, can offer you. Here, not only do you and your company have the Elbe at your doorstep – you are also right next to Wedel, the up-and-coming town neighbouring Hamburg. With its perfect location, directly west of Hamburg, its great quality of life with lively small-town flair, nestling between the Elbe and green countryside, Wedel is the rising star of the Hamburg metropolitan area.

We are happy to work hand in hand with you to prepare the perfect site design for you in the **Business Park Elbufer**. Seize this opportunity and cast your anchor with us in the Hamburg metropolitan area!



DEVELOPMENT

# MADE TO MEASURE FOR YOU

## THE DEVELOPMENT CONCEPT

The development can be adapted to suit your requirements – so far we have planned: › around 30 buildings › primarily four and five-storey buildings in park facilities › three eight-storey buildings at prominent corners › prominent hotel property at the very mouth of the Elbe with great atmosphere for high-level international conferences › includes ten-storey tower for breathtaking views from the hotel windows › total investments of approx. €300 million.

The magnificent **Business Park Elbufer** area has been in active development since February 2012. The sooner you decide to move in to the best location on the Elbe, the better equipped we will be to accommodate your needs.



› Business Park development plan from above



› Work surrounded by nature





# WEDEL – CAPTIVATING LOCATION IN HAMBURG’S BEAUTIFUL WEST

The **Business Park Elbufer** has the best of both worlds. Charming small-town flair right next to one of the liveliest and strongest major cities in Europe. The **Business Park Elbufer** stands at this appealing crossroads. Welcome to Wedel! Geographically almost Hamburg’s „westernmost borough“, Wedel has many sparkling advantages – and also benefits from the direct proximity to and connection with the economic hub of Hamburg. Wedel has everything that companies and people need to feel at home. And anyone who wants to feel as if they are in a big global city can be at the „gateway to the world“, the Willkomm Höft, in just a few minutes.

## COMPANIES LOVE WEDEL

- › Good transport links and infrastructure (A23, urban trains, buses, ferries)
- › Near Hamburg airport (40-60 mins)
- › Close to the heart of the action: flat administrative structures with quick response times
- › Highly-developed business network of over 2,300 companies
- › Low business tax
- › Wide range of craft and service companies
- › Excellent technical university for management and IT experts
- › Large pool of skilled, highly-educated technical staff



› The Willkomm Höft: every day, between 10 a.m. and 6 p.m., every ship over 1,000 gigatonnes is greeted here

## PEOPLE LOVE WEDEL

- › Excellent quality of life and extremely family-friendly
- › Low cost of living
- › Shopping, culture, leisure – right on your doorstep in Wedel and Hamburg
- › Best medical care
- › Experience nature in the Elbe marshes
- › Restaurants catering to all tastes
- › Spa with range of treatments
- › All kinds of schools
- › Childcare facilities and crèches with worker-friendly opening hours
- › Horseriding, golf, skating and many other sports





STATUS QUO

# THE BUSINESS PARK PROJECT

## IN FIGURES

Top-class planning and implementation. The **Business Park Elbufer** is beginning to take shape. These impressive statistics will show you what is happening on the former refinery site, so that you can make things happen with your company here in future – and which steps are being taken to finish this process.

### ADVANTAGES

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### MILESTONES

- › Milestones
- › Master plan 2012
- › Revitalising the main site by early 2013
- › Beginning of work early 2014
- › Loop completion by autumn 2014
- › Beginning of development in the autumn of 2014



You can keep up to date with the current status of construction works at:  
**[www.businesspark-elbufer.com](http://www.businesspark-elbufer.com)**

It's just a click away.

WE'RE HERE FOR YOU

## CONTACT



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We are happy to meet with you in person to discuss any questions you may have.

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### Imprint:

Published by: Town of Wedel

Edited by: Manuel Baehr

Concept & design: [orange-cube.de](http://orange-cube.de)

The Town of Wedel is a public corporation and is represented by Mayor Niels Schmidt.

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**RESERVE YOUR PLOT NOW**



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