

# GEWERBEPARK-SÜD

W. Bauermann & Söhne GbR, Hofstraße 64, 40723 Hilden (bei Düsseldorf)  
Tel.: 02103/60735, [www.gewerbepark-sued.de](http://www.gewerbepark-sued.de), [kontakt@gewerbepark-sued.de](mailto:kontakt@gewerbepark-sued.de)

## Hall 8, ca. 1.154 m<sup>2</sup>, plus office for rent

- Low heating costs since renovation according to EnEV 2016 (German regulation for energy saving in buildings and building systems)
- Office space and sanitary facilities (ladies, gentleman, guests), approx. 70 m<sup>2</sup>
- Large roll-up door with windscreen and high-speed door behind it
- Ceiling height: approx. 4,44 m to 7,47 m
- Energy-efficient dark-emitter heating
- Large row of roof windows with smoke and heat exhaust vents for optimal climatic conditions
- long window front for natural light in the workplace
- Attractive floor color coating; Floor loadability approx.. 5 tonnes/ m<sup>2</sup>
- Fast internet connection with fiber optic cable possible
- Sub-range with 5 tonne gantry crane; power connections: 250 KVA, 360 A



## **Costs**

Rental price (net rent): 4.95 € / m<sup>2</sup> (hall area), 6.95 € / m<sup>2</sup> (office space).

For all our rental properties, a monthly operating cost pre-payment of, for example, currently 0.95 € / m<sup>2</sup> will be included and billed on a yearly basis.

The pre-payment of gas for Hall 8 is 0.40 € / m<sup>2</sup>, the electricity cost pre-payment is 0.30 € / m<sup>2</sup> (depends on use, all prices do not include VAT).

## **Location**

The property is located in the Gewerbepark-Süd in Hilden.

Hilden is a town of 56,000 and it is located right next to Düsseldorf. In these important, traditionally industrial districts surrounding Düsseldorf, the modern regional economic structure has been flourishing in recent years. The central location of the Gewerbepark-Süd offers a number of great advantages: the Düsseldorf airport is just a short trip away, the proximity to the motorway intersection Hilden (A3, A46) and the connection to the A59 and the S-Bahn connection ensure smooth transportation of goods and excellent customer accessibility. A bus stop (line 03) at "Gewerbepark-Süd" connects you to the regional public transport system.

The city center of Hilden can be reached in just a few minutes on foot. The pedestrian zone boasts fantastic shopping and attracts many people from the surrounding cities. The Hilden Stadtwald, the recreation area Düsseldorf-South with the Unterbacher See and the nearby Rhine river offers many opportunities for leisure activities and sports.

## **History**

The "Gewerbepark-Süd" was founded in 1904 as an umbrella factory and has been owned by the Braun family since then. Through the preservation of historic elements of the architecture and generous outdoor and green areas, an attractive atmosphere has emerged, which clearly distinguishes the Gewerbepark Süd from other commercial parks.

The tenant structure of the 42,000 m<sup>2</sup> commercial park South is extremely diverse. More than 200 jobs are offered at more than 50 companies in the fields of crafts, services, trade and manufacturing. This juxtaposition of big and small, modern and traditional, old and new has led to a great atmosphere among the tenants. Everyone here does their best to be helpful toward their neighbors and new tenants start to feel right at home in no time at all.

## General information

The deposit is three gross monthly rental payments. Parking is available at a monthly rate of 40 € (plus VAT).

All tenants have a free forklift at their disposal!

The Kunstraum (Art Room) which is located on the premises is used for several art exhibitions in collaboration with the cultural office of the city of Hilden. It can be rented out by the tenants for seminars and events (up to 199 persons) on an hourly or daily basis. This is also where the annual Hilden Entrepreneurs Day as well as some of the Hilden Jazz Days concerts take place.

An energy performance certificate (Energieausweis) will be presented at your viewing.

**Viewings are possible any time, just contact us for an appointment first.**

### Contact Person:

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