



# VERDION EXPO PARK HANOVER

Verdion ExpoPark Hanover Phase III  
15,000 sq m of state-of-the-art logistics space  
Sustainably perfected – DGNB Platinum certified

Available to lease





# Phase III

Verdion ExpoPark Hanover Phase III: 15,000 sq m of state-of-the-art, sustainable distribution space. Energy-efficient and centrally located, this is a major new opportunity.



# Highlights



Divided into two attractive units



In the heart of Europe



High specification, energy-efficient building design



Excellent links to the city centre – tram stop adjacent to the site, less than five minutes' walk to line U6



Close to the A7 and A37 motorways




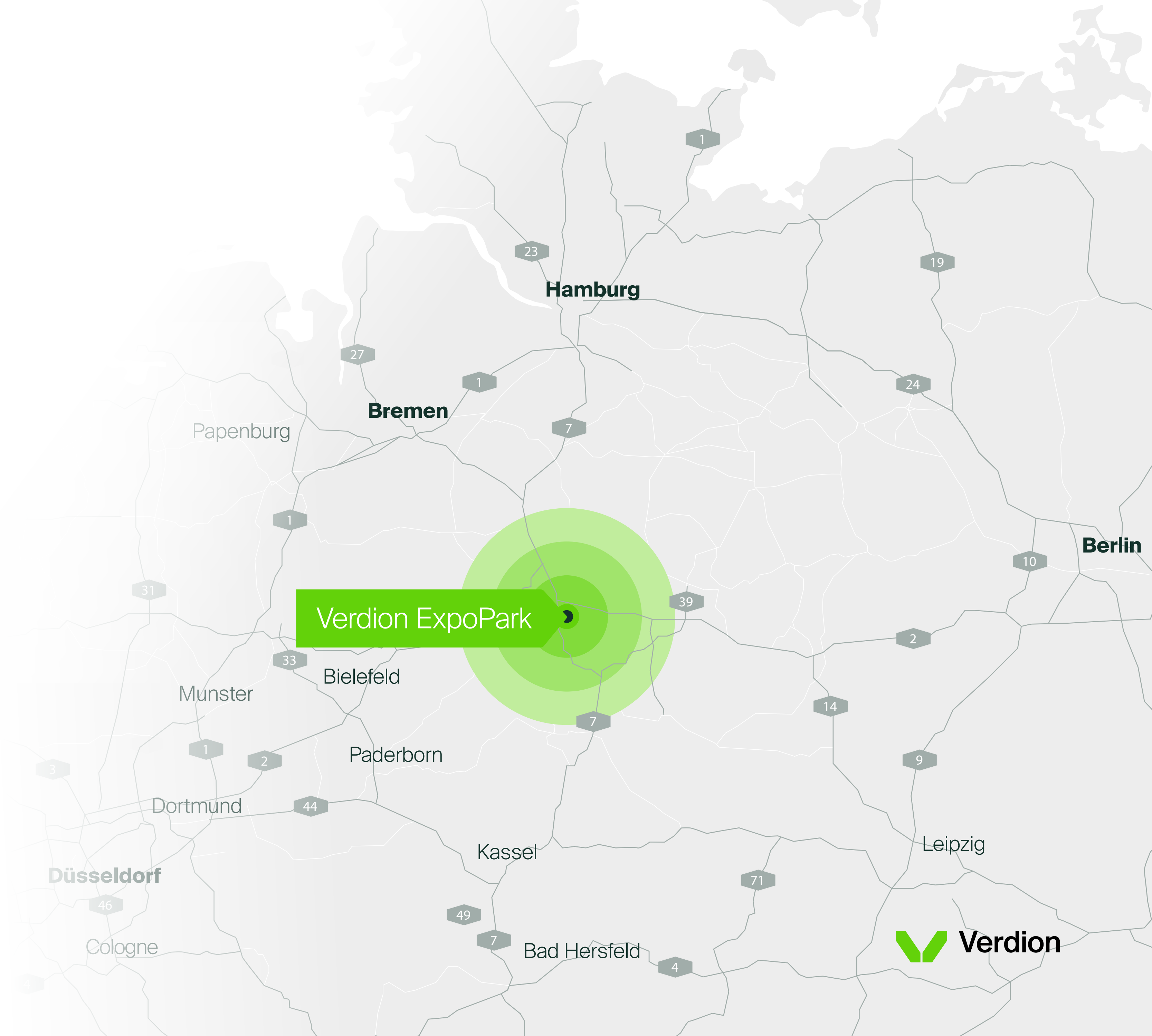
Efficiently managed by Verdion

# Outstanding connections

Local, regional, international – direct to your destination.

Verdion ExpoPark Hanover Phase III: centrally located, perfectly connected.

<u>City</u>	<u>Distance (km)</u>	<u>Journey time (h)</u> 
Bielefeld	130	1:30
Bremen	135	1:30
Hamburg	160	1:50
Kassel	160	1:50
Dortmund	235	2:30
Leipzig	265	2:45
Essen	270	2:55
Berlin	290	3:50
Düsseldorf	315	3:20



# Macro Location

This opportunity is located in Hanover, one of northern Germany's most important logistics areas. The city itself sits directly at the crossroads of Germany's major roads: the north-south axis (A7 Hamburg-southern Germany) and the west-east axis (A2 Rhine/Ruhr-Berlin).

Hanover Airport is connected to the global air traffic network and operates 24/7. Other important logistics hubs are Seelze, which is one of the largest freight terminals in Germany, the trimodal transshipment facility Nordhafen (trucks, rail, inland waterways), the DB MegaHub in Hanover-Lehrte and the Lindener Hafen and Brinker Hafen transshipment facilities. Hanover is also central to Germany's seaport-interior transport network. Around 80% of the freight from our North Sea ports travels through the city.

Logistics is a leading growth sector here. All the major national businesses are well-represented and demand for distribution space is high.





# Micro Location

Verdion ExpoPark Hanover is located next to the Hanover Exhibition Centre, one of the largest in the world. In a matter of minutes, you are on Messeschneilweg, the approach road to the A7 (only 7 km to the next junction).

It is the third distribution facility developed here by Verdion. Phases I and II are occupied by logistics provider Arvato Supply Chain Solutions, a Bertelsmann Group company.



# Excellent public transport

By road or rail, this location is easy to access, thanks in part to its immediate proximity to the Hanover Exhibition Centre.

Verdion ExpoPark Hanover Phase III is connected to the city centre by the U6 line. Its stop, Stockholmer Allee, is less than a five minutes' walk away. Most long-distance trains stop at the nearby exhibition centre.



## U6 HANOVER

 Less than a **5 min.** walk to Stockholmer Allee

 A **21 min.** train ride from Stockholmer Allee to Kröpcke

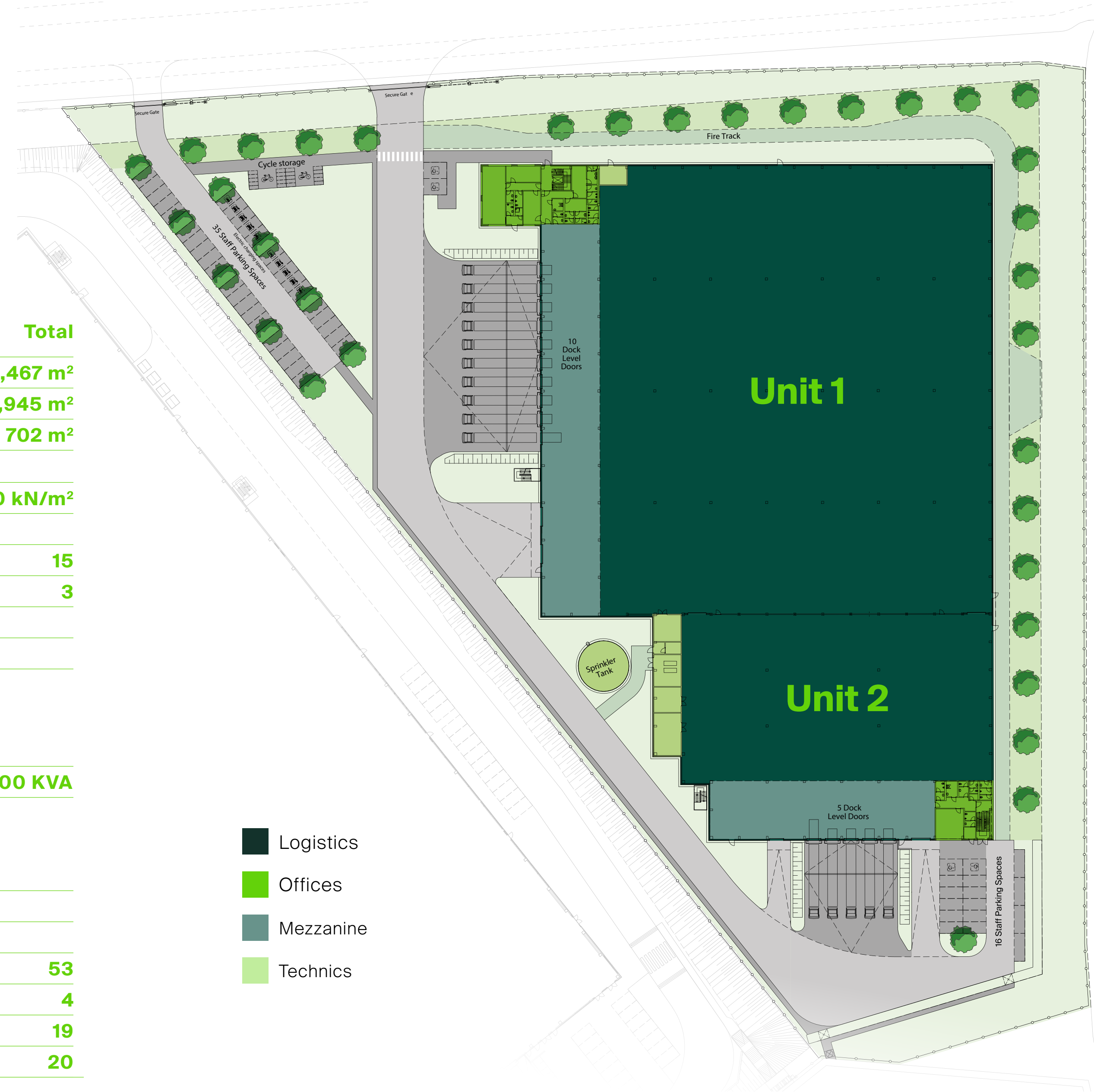
Verdion ExpoPark

- Steintor  
- Kröpcke/Hauptbahnhof/ZOB**  
- Aegidientorplatz  
- Marienstraße  
- Braunschweiger Platz  
- Freundallee 
- Kerstingstraße  
- Kinderkrankenhaus a. d. Bult  
- Zuschlagstraße 
- Bünteweg/TiHo  
- August-Madsack-Straße 
- Seelhorster Allee 
- Emslandstraße 
- Brabeckstraße  
- Feldbuschwende   Change with bus  Stepless access
- Kronsberg  
- Krügerskamp 
- Stockholmer Allee** 
- Messe/Ost (Expo-Plaza)  

# Masterplan

Both units can be leased separately or taken by one occupier.

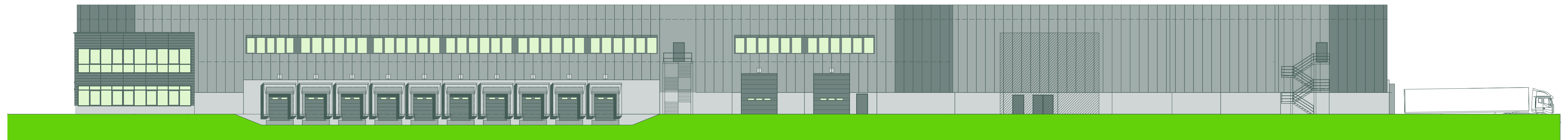
	Unit 1	Unit 2	Total
Distribution space	9,274 m <sup>2</sup>	3,225 m <sup>2</sup>	<b>12,467 m<sup>2</sup></b>
Mezzanine	1,185 m <sup>2</sup>	769 m <sup>2</sup>	<b>1,945 m<sup>2</sup></b>
Offices and welfare	540 m <sup>2</sup>	162 m <sup>2</sup>	<b>702 m<sup>2</sup></b>
Clear height	10.50 m	10.50 m	
Floor load			<b>50 kN/m<sup>2</sup></b>
Point load	70 kN/m <sup>2</sup>	70 kN/m <sup>2</sup>	
Loading bays	10	5	<b>15</b>
Level entry doors	2 x 4.00/4.50 m	1 x 4.00/4.50 m	<b>3</b>
2.4 m concrete plinth around building	Yes	Yes	
Floor flatness in accordance with DIN 18202, table 3, line 4	Yes	Yes	
ESFR sprinkler system	Yes, in line with FM Global regulations	Yes, in line with FM Global regulations	
Energy supply	580 KVA	180 KVA	<b>800 KVA</b>
Heating			
Warehouse	17° C	17° C	
Offices	21° C	21° C	
LED lighting	Yes	Yes	
Yard depth	25.00 m + 10.00 m	25.00 m + 13.00 m	
Total car parking spaces	37	16	<b>53</b>
... of which for disabled parking	2	2	<b>4</b>
... of which with infrastructure for e-charging	13	6	<b>19</b>
Cycle parking			<b>20</b>



# Market-leading space

Short distances for highly interconnected work. The distribution, mezzanine and office areas of Verdion ExpoPark Hanover Phase III are in perfect relation to one another.

15 loading bays, over ten metres of clear height, bright mezzanine areas and spacious, two-storey office areas create the perfect conditions for agile and efficient processes. If needed, the entire mezzanine area can be fitted out in accordance with occupiers' specific requirements.



West view

# Sustainability



## Renewable energy

Verdion ExpoPark Hanover Phase III meets all the requirements of modern-day state-of-the-art logistics. Its space is geared towards efficient and sustainable operation and is DGNB Platinum certified.

3,500 photovoltaic panels are in place on the roof, operated by a third-party and generating 1.2 million kWh of electricity per year, a reduction in carbon emissions of 564,000 kg.

All other services are provided, including heating via air source heat pumps powered with electricity from the photovoltaic system and geothermal energy.

## Property management

We work closely with our building managers and tenants' in house teams to ensure the smooth running of the facility after leasing and construction have been finalised.

## Energy efficiency

Photovoltaic systems on the roof, LED lighting throughout the building, state-of-the-art heating systems, sophisticated architectural details and the use of high-quality materials ensure that both Phase III units can be operated as efficiently as possible.

# Performance delivered, via Verdion

Verdion is a real estate investor, developer, asset and investment manager specialising in the industrial and logistics sector and operating across Europe.

From Central London headquarters and offices in Düsseldorf, Frankfurt, Copenhagen and Stockholm, we develop high specification facilities for major retail, manufacturing and third-party logistics clients and acquire strategic development land as well as existing built assets with potential for added value through technical innovation and development expertise.

Our excellent relationships with major e-tailers, retailers, 3PLs and manufacturers is strengthened by a deep understanding of their requirements and a track record of delivery.

Verdion's ability to execute is underpinned by market-leading technical expertise, meaning that our team can deliver the most complex projects and most demanding requirements.

Since 2013 Verdion has created a €3.3 billion pan-European investment portfolio, most of which we continue to manage on behalf of our investor partners following completion, thereby maintaining our customer relationships for the long-term.

Verdion's core values are founded on sustainable business practices, working with professionalism and respect for the environment and the needs of our occupiers, local communities and our investor partners.

# Track Record



**Kalkhoff**  
Cloppenburg

Country	Germany
Size	57,611 m <sup>2</sup>
Value	49 million euros
Completion	2022
Awards	DGNB Gold



**Airpark**  
Berlin

Country	Germany
Size	81,708 m <sup>2</sup>
Value	135+ million euros
Completion	2020



**Xylem**  
Weilheim

Country	Germany
Size	15,000 m <sup>2</sup>
Value	25.5 million euros
Completion	Juni 2021
Awards	DGNB Gold certification being sought



**DeLaval**  
Gallin

Country	Germany
Size	57,000 m <sup>2</sup>
Value	29 million euros
Completion	2018
Awards	LEED Gold

# Contact

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# VERDION EXPO PARK HANOVER

[verdionexpoparkhanover.com](https://verdionexpoparkhanover.com)

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