

VERDION **EXPOPARK** 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

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Verdion ExpoPark Hanover Phase III

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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



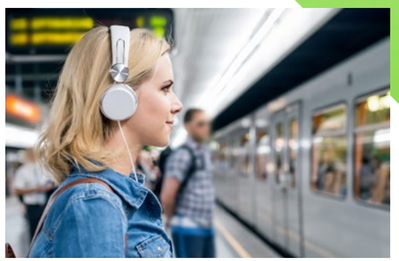
Two attractive, KFW 40 standard, WGK 3-compliant units



In the heart of Europe



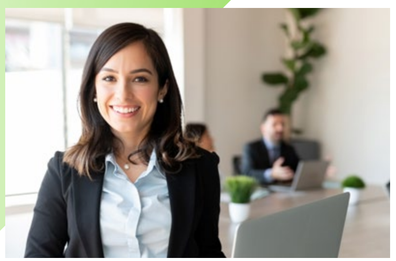
High specification, energy-efficient building design with potential for climate-neutral operation



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



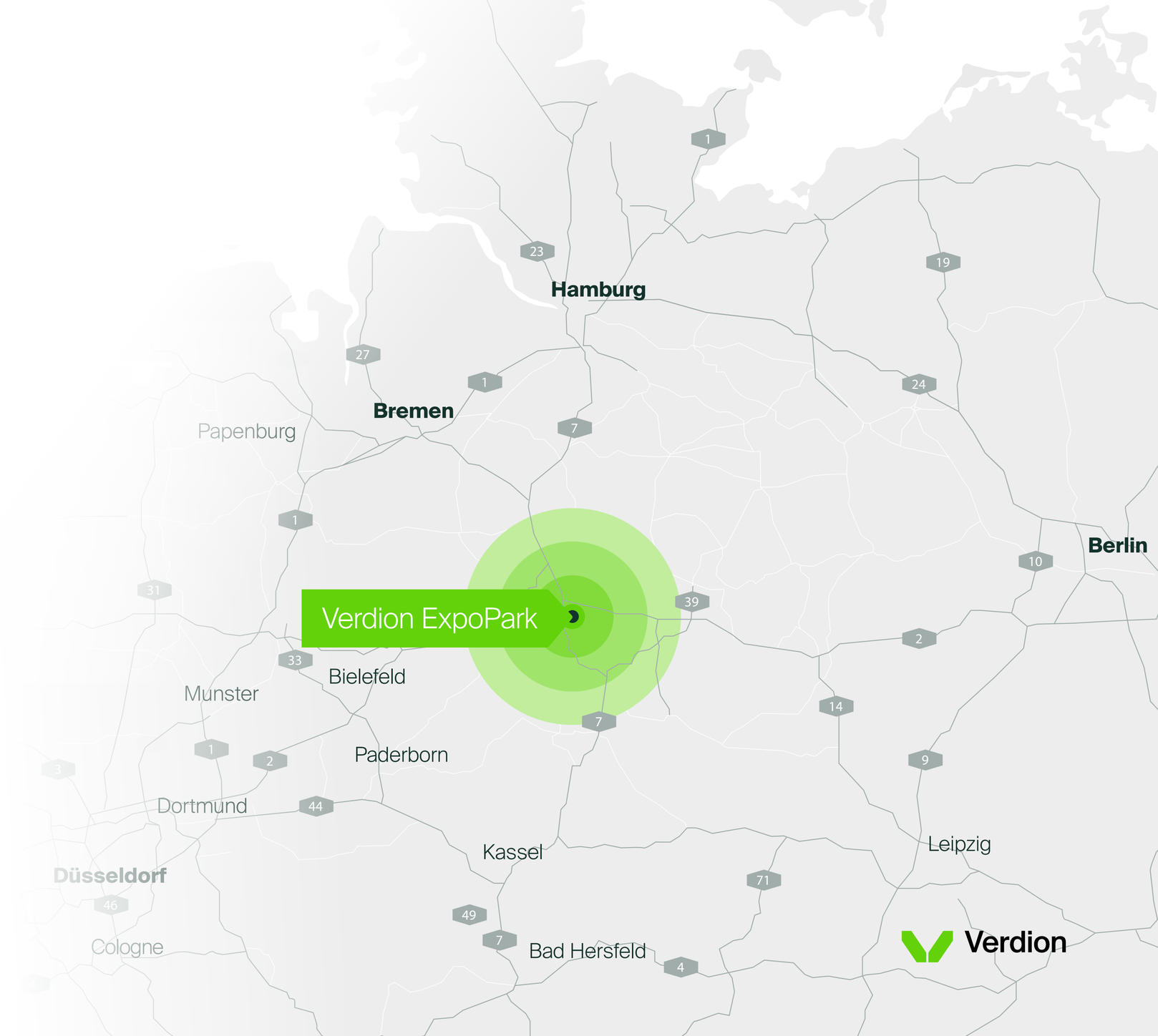
Efficiently managed by Verdion

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Outstanding connections

Local, regional, international – direct to your destination.
Verdion ExpoPark Hanover Phase III: centrally located, perfectly connected.

City	Distance (km)	Journey time (h)
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.





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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 Messeschnellweg, 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.



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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

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

Change with bus
Stepless access

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Masterplan

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

	Unit 1	Unit 2	Total
Distribution space	9,274 m²	3,225 m²	**12,499 m²**
Mezzanine	1,185 m²	769 m²	**1,954 m²**
Offices and welfare	540 m²	162 m²	**702 m²**
Clear height	10.50 m	10.50 m	
Floor load	70 kN/m²	70 kN/m²	
Point load	75 kN/m²	75 kN/m²	
Loading bays	10	5	**15**
Level entry doors	2 x 4.00/4.50 m	1 x 4.00/4.50 m	**4**
Second Gate		1 x 3.00/3.00 m	
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	**760 KVA**
Heating Warehouse Offices	 12° C 21° C	 12° 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	**53**
… of which for disabled parking	2	2	**4**
… of which with infrastructure for e-charging	13	6	**19**
Cycle parking			**20**



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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. The WGK 3 compliant flooring allows for hazardous substances to be stored. If needed, the entire mezzanine area can be fitted out in accordance with occupiers' specific requirements.





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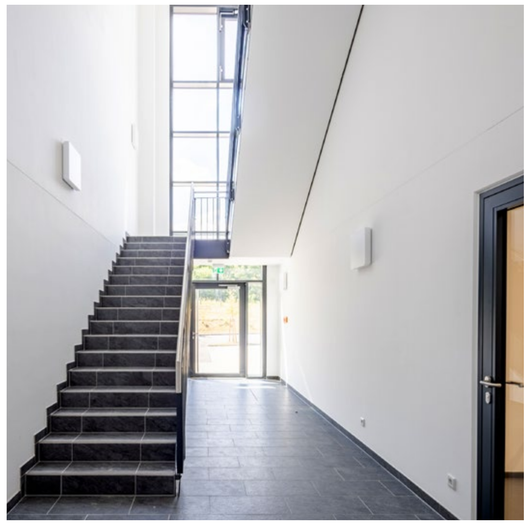






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Sustainability







Renewable energy

Verdion ExpoPark Hanover Phase III meets all the requirements of modern-day state-of-the-art logistics. Its space is geared towards efficiency and sustainability, with potential for climate-neutral operations.

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.

Heating is provided by geothermal energy and distributed via underfloor heating. In summer, this can also be used for cooling.

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 renewable, 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.

The building meets the KFW 40 standard and is DGNB Platinum certified.

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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.

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Track Record



Kalkhoff
Cloppenburg

Country	Germany
Size	57,611 m²
Value	49 million euros
Completion	2022
Awards	DGNB Gold



Airpark
Berlin

Country	Germany
Size	81,708 m²
Value	135+ million euros
Completion	2020



Xylem
Weilheim

Country	Germany
Size	15,000 m²
Value	25.5 million euros
Completion	Juni 2021



DeLaval
Gallin

Country	Germany
Size	57,000 m²
Value	29 million euros
Completion	2018
Awards	LEED Gold

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Contact

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