

SwissLife
Asset Managers

Logistics

Hanover North I

Industriestraße, 29323 Wietze

In the Logistics usage class of Swiss Life Asset Managers, we are a developer, investor and portfolio holder for state-of-the-art logistics real estate – including our new property "Hanover North I", with high ESG standards and high-quality fittings.

Highlights

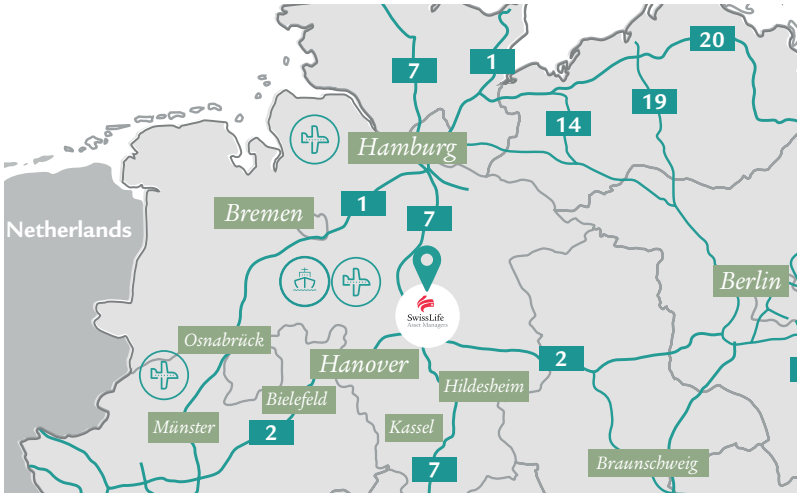
Greenfield	*147,000sqm*	*69,000sqm*
Project type	**Plot area**	**Warehouse**
A7/10km	*2,900sqm*	*7,100sqm*
Connection	**Office and social areas**	**Mezzanine**

Location and surroundings

Macro location

The Hanover logistics region has good connections to the German motorway network, in particular via the A7 and A2. This means that the industrial sector can be reached from both north-south and east-west directions. Hanover is also a central grouping location for container traffic from the North Sea ports, therefore meaning goods can be efficiently distributed throughout Germany. In order to fulfil this function, the region has efficient multimodal infrastructure for container handling, in particular the Nordhafen in Hanover and the freight transport centre (GVZ) in Lehrte. Other options for multimodal container handling are also available.

Macro location



Distances

Motorway A7	approx. 10 km
Container Terminal Hannover	approx. 50 km
GVZ Hannover-Lehrte	approx. 20 km
Hannover-Langenhagen cargo airport	approx. 40 km

Micro location

The site is located in a small but established industrial area with local and medium-sized companies (metal construction etc.) as well as a large company from the food industry. In addition, it is right next to the L214 highway, which runs for 10 km to the A7 motorway in a westerly direction, thus linking the site with major national locations such as the airport and Hanover city centre, which is less than 50 km away. Wietze, which has more than 8600 inhabitants, has good infrastructure, while the neighbouring town of Celle can also be reached in about 20 minutes.



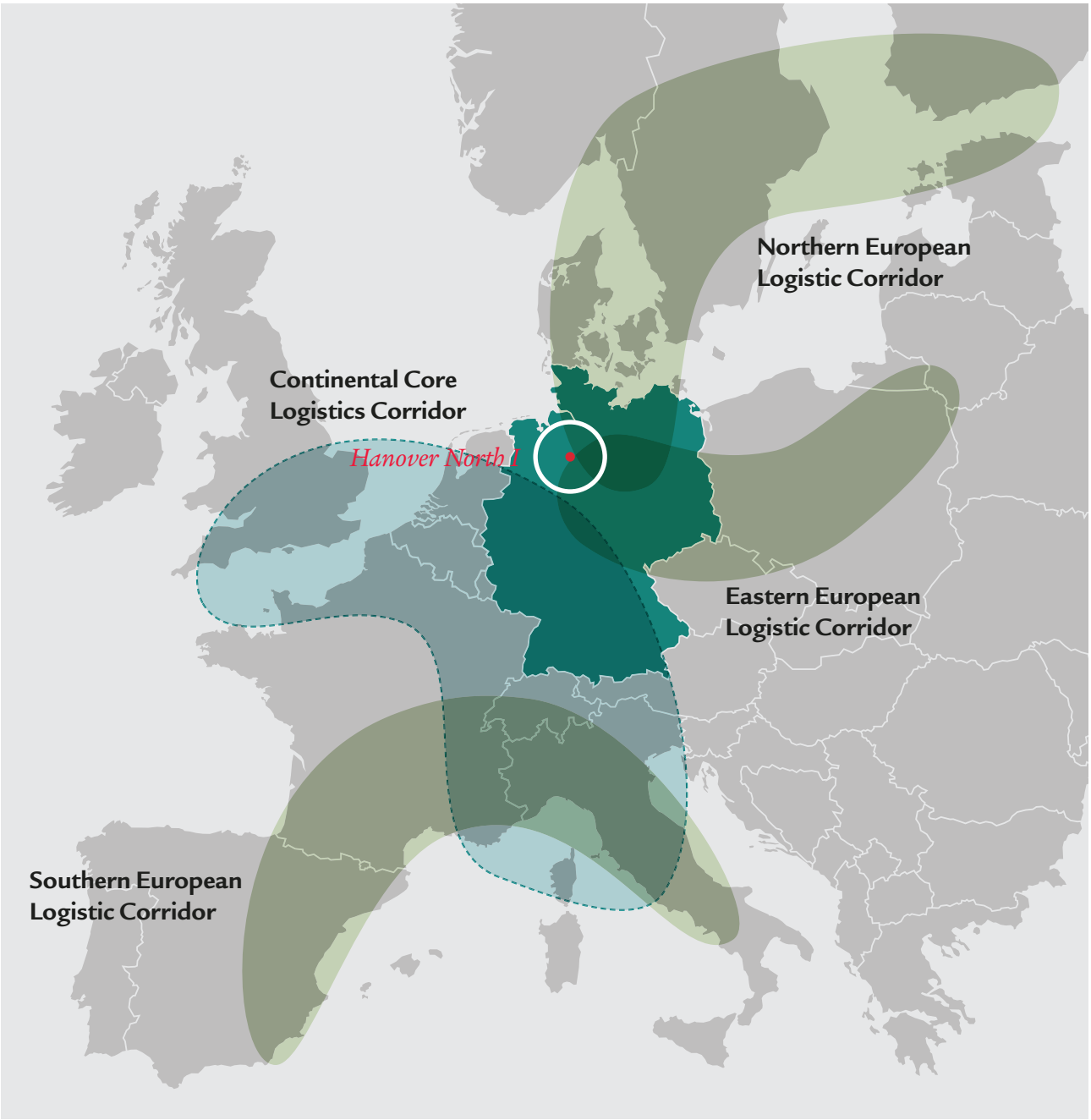
«Thanks to its high sustainability standards and flexible use concept, this property offers the ideal concept for a wide range of individual customer needs.»

Ingo Steves, Managing Partner Logistics at Swiss Life Asset Managers

Location and surroundings

Hanover is located at the intersection of major north-south (A7) and east-west (A2) connections and offers the possibility to use all four modes of transport. It is connected to the North Sea ports by road, rail and inland waterway. The logistics region comprises the greater Hanover area as well as the neighbouring cities of Salzgitter, Braunschweig and Wolfsburg to the east. The automotive industry as well as the wholesale and retail trade benefit from the location: in addition to supplying its own metropolitan area, its central location in the northern half of Germany and its proximity to the ports of Hamburg and Bremen, including Bremerhaven, make the region a natural location for a grouping and distribution centre for hinterland transport. "European Gateways" are transport hubs with European significance. Hanover assumes a similar grouping and distribution function for the German seaports in the hinterland, as is the case in Duisburg for the ARA ports.

Location in Germany and Europe



Property description

Logistics space with high ESG standards and special design

A state-of-the-art logistics property with more than 147,000 square metres of rental space is being built on a 79,000 square metre greenfield site in the Hanover region, in Wietze. The warehouse area of just over 69,000 square metres is divided into four halls with a total of ten fire-protection sliding steel doors and 40 loading docks. The property also has four ground-level driveways. The clear hall height is 12.20 metres and the floor load capacity is 5 t/m².

The mezzanine area spans 7,100 square metres, with 2,900 square metres of office and social space planned. In addition to e-charging stations for cars and bicycles, there are a number of benches in the green area for employees to use. We are aiming to achieve BREEAM "Very Good" certification. In addition to the photovoltaic systems on the roof and the heat pumps, generous drainage areas, green-landscaped facades and flower meadows are planned for this purpose. The property is rounded off by its attractive design featuring wooden trusses, generous window fronts and vibrant petrol colours.





«This impressive location, with its strategic position in the metropolitan region of Lower Saxony, boasts excellent connections to the surrounding large cities and their metropolitan areas.»

Jörg Werder, Head Development Logistics at Swiss Life Asset Managers

Building specifications

- ☑ Rooftop photovoltaic systems
- ☑ Heat pumps
- ☑ Green-landscaped facades
- ☑ Optional Battery storage
- ☑ 8 truck and 100 car parking spaces
- ☑ E-charging stations for cars and bicycles
- ☑ 79,000 sqm total rental area
- ☑ 69,000 sqm warehouse
- ☑ 7,100 sqm mezzanine area
- ☑ 2,900 sqm of high-quality office and social space

Floor plan



Swiss Life Asset Managers

Swiss Life Asset Managers has over 165 years of experience in managing the assets of the Swiss Life Group. This insurance background has exerted a key influence on its investment philosophy, which is governed by such principles as value preservation, the generation of consistent and sustainable earnings and a responsible approach to risks. This tried and tested approach means that Swiss Life Asset Managers is also available to third-party clients in Switzerland, France, Germany, Luxembourg, the UK, Italy and the Nordic countries.

In the Logistics asset class, Swiss Life Asset Managers acts as an investor, developer and portfolio holder of high-quality logistics, distribution, and commercial real estate, offering clients a comprehensive range of services. With its development activities in Germany and other European countries, the logistics team at Swiss Life Asset Managers facilitates sustainable supply chains, ensures security of supply and creates local added value.

309.6 billion
assets under management for the Swiss Life Group

>122.4 billion
Total real estate managed and administered

>165 years
of knowledge and experience in risk management

Your contact

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The offer is subject to zoning.

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