

SEGRO PARK DÜSSELDORF SÜD

BONNER STRASSE 203, 40589 DÜSSELDORF



State-of-the-art SEGRO Park attractively located in Düsseldorf-Benrath



Optimal connection to the city centre, the motorway network and the airport



Successful revitalisation of industrial spaces, formerly Papierfabrik Feldmühle, later Stora Enso

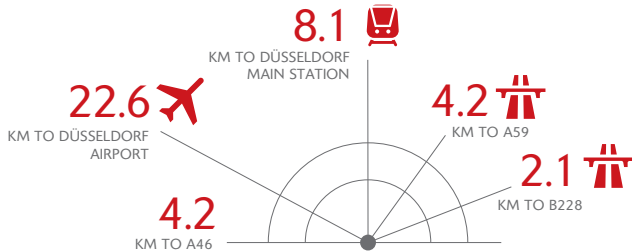


Modern office space from 410 sq m



Available now

SEGRO PARK DÜSSELDORF SÜD



„Am Trippelsberg“	300 m	„Am Trippelsberg“	350 m
„Schöne Aussicht“	500 m	„Schöne Aussicht“	500 m
„Sportpark Niederheid“	950 m	Düsseldorf-Benrath	3,0 km



SPEZIFIKATIONEN

- **Warehouse height:** 6.50m clear height
- **Roof:** Sheet insulated roof with 200mm insulation according to valid ENEC
- **Windows:** aluminium windows with double glazing
- **Gates:** ground-floor sectional doors (approx. W 3.00m x H 4.30m), combined with loading ramps
- **Warehouse floor:** steel fiber-reinforced concrete slab, with abrasion-resistant surface
- **Area load:** 50 kN / m² (≈ 5 t); Point load: 30 kN (≈ 3 t) per shelf handle with a footplate of 12 x 12 cm; Max. total weight of industrial trucks: 31 kN (≈ 3.1 t), flatness according to DIN 18202, Table 3, line 3
- **Heating (gas):** designed for room temperatures up to 17°C (warehouse) / 20°C (office / social)
- **Service area:** window bands suitable for permanent workplaces, linear lighting

All areas will be delivered according to German building regulations.

ACCOMMODATION

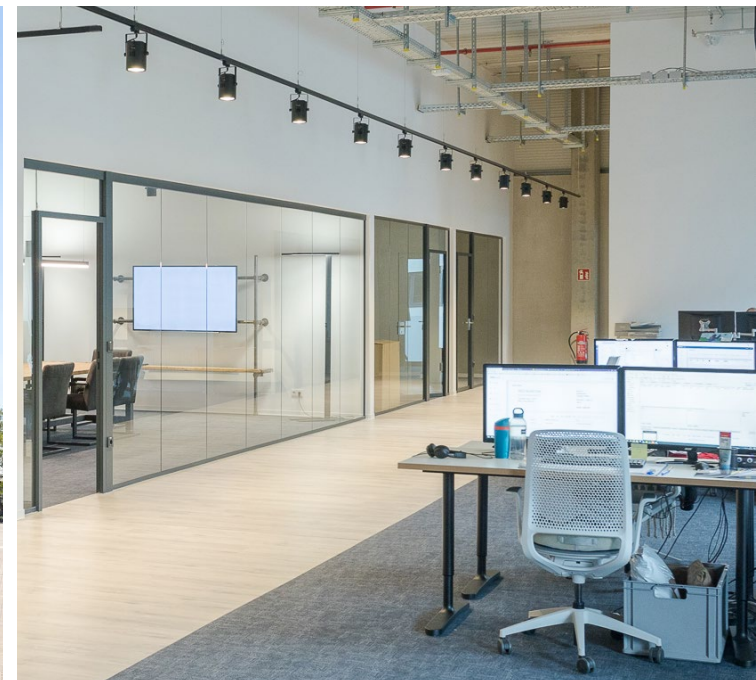
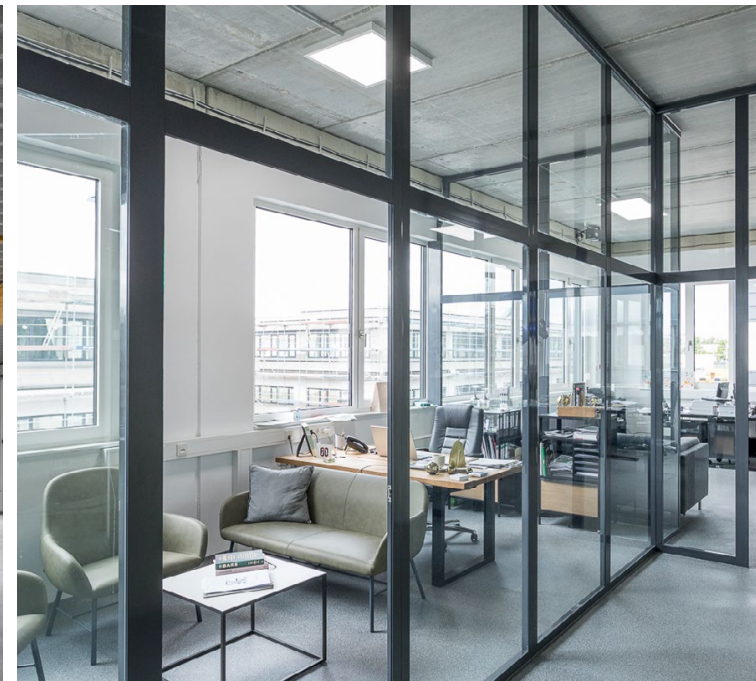
RENTAL SPACES PHASE 4

Unit	Warehouse	Service	Office 1st floor	Total
A/B	-	-	410sqm	410sqm
Total	-	-	410sqm	410sqm

(All figures are approximate values and may differ. Units can be rented separately or together.)



■ Available units



CONTACT

SEGRO

SEGRO PARK DÜSSELDORF SÜD

BONNER STRASSE 203, 40589 DÜSSELDORF



Oliver Kuropka
Associate Director,
Development,
Light Industrial



Oliver.Kuropka@segro.com
germany@segro.com



Tel. 0211– 49 76 52 00
Fax 0211– 49 76 51 11



Click here for more
information



Scan here to get vCard
of your contact person

SEGROBlog

XING

LinkedIn

SEGRO Germany GmbH • Fichtenstraße 33 • 40233 Düsseldorf

www.SEGRO.com/duesseldorf-sued