

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

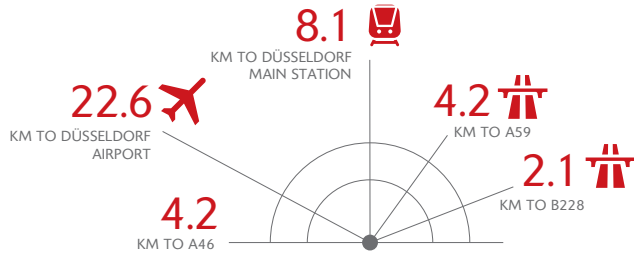


Modern office space from 809 sq m



Available now

SEGRO PARK DÜSSELDORF SÜD



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



SPECIFICATIONS

- **Warehouse height:** 6.50m clear height
- **Roof:** Sheet insulated roof with 200 mm 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 1

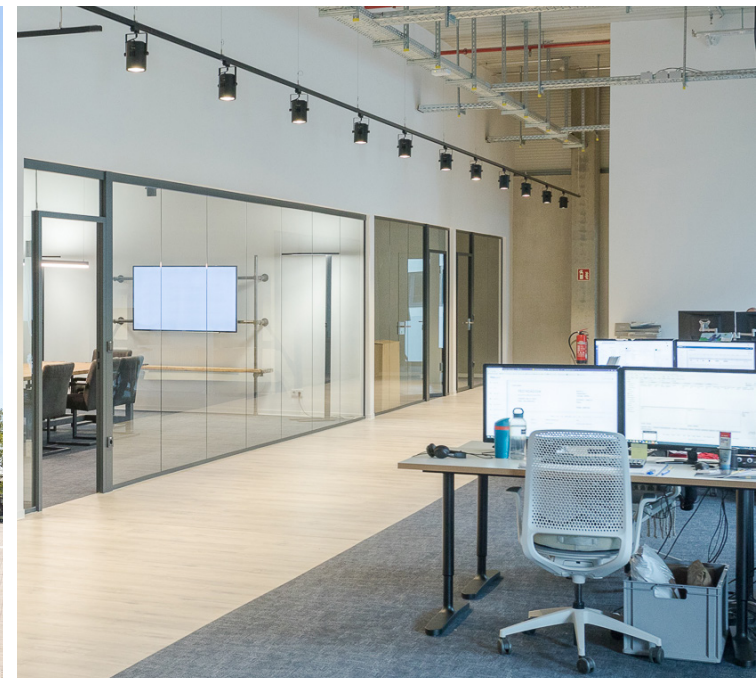
Unit	Warehouse	Service	Office 1st floor	Total
P	238 sqm	68 sqm	93 sqm	399 sqm
Total	238 sqm	68 sqm	93 sqm	399 sqm

RENTAL SPACES PHASE 4

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



■ Available units



CONTACT

SEGRO

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