

Commercial Areas, Open Space Areas or Building Sites

Location Cuxhaven – C14



Offshore Base Cuxhaven

Address	Hafen Cuxhaven Erschließungsstraße B-141 27472 Cuxhaven
Details About the Object / Object Description	
Object	Vacant lot on the developmental road of the Offshore Base Cuxhaven, situated at the new drainage channel „Baumrönne“ at the entrance to the offshore base; size approx. 2,600 m ² , surface area below street level, plain and level, slightly slanted, dry, unpaved; developed (rainwater/sewage drains, wasser, power, telecomm., gas line runs under the developmental road; offshore port with jack-up possibility at a distance of 1.2 km, direct access to inner seawall area, floodwater protected
Availability / Type of Contract	Available immediately; Lease or Erbbaurecht contract
Commercial Utilization / Zoning Plan	Designation „SO Port“
Land Use and Zoning Plan / Construction Criteria	› Zoning plan 141 in place, 1. amendment currently in the works; › Proposed after amendment: SO Port designation, plot ratio 0.8
Restrictions / Official Requirements	› Proposed apparent sound power level 67/52 dB(A) day/night in 1. amendment in zoning plan 141; › No compensational measures for displaced natural habitats are expected

Offshorebasis Cuxhaven

Target Businesses	Power utility, info booth / info map, take out grill, convenience store kiosk, passenger car parking spots
Infrastructure / Connection to Traffic Routes – by land –	
Road Connection	› Developmental road planning area B › Connection to Autobahn A 27 (Bremen), abt. 0,6 km › Federal Highway B 73 (Hamburg), abt. 0,6 km
Rail Connection	Train station abt. 4,1 km
Distances	
Airport	Sea-Airport Nordholz, ca 13 km
Downtown Cuxhaven	abt. 4,1 km
Bremen	abt. 98 km
Hamburg	abt. 121 km

Your Contact:

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