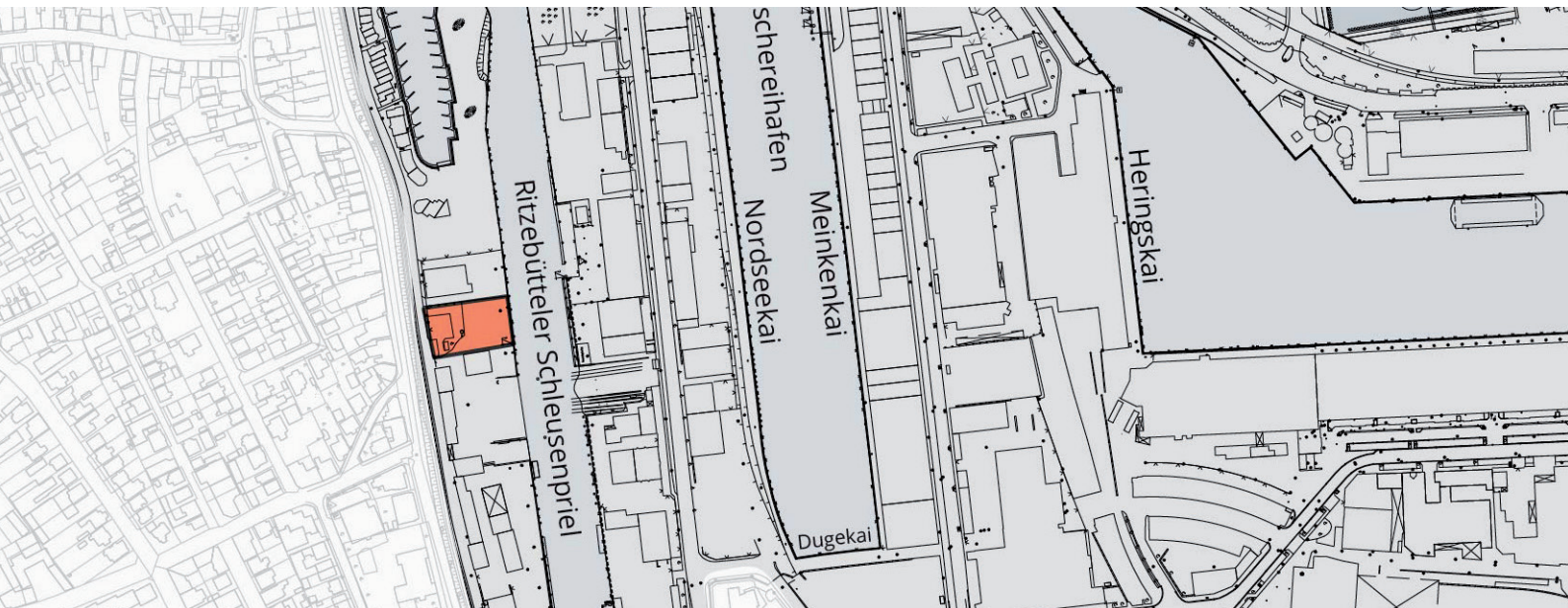


Commercial Areas, Open Space Areas or Building Sites

Location Cuxhaven – C7



Ritzebüttler Schleusenpriel

Adress	Port of Cuxhaven Am Schleusenpriel 2 27472 Cuxhaven
Details About the Object / Object Description	
Object	Vacant lot, abt. 1.070 m ² , with direct access to the harbor basin Ritzebüttler Schleusenpriel; surface is level, dry, partially compacted or paved; neighboring areas are in use by a winter storage warehouse for leisure boats and/or as a boat storage facility for the sea rescue organisation DLRG; the draft in the Ritzebüttler Schleusenpriel at high tide is sufficient for leisure boats; quay facility for shared utilization available, vessels must pass through counterpoise bridge, waterside access to the River Elbe via the Vorhafen (offshore trnrl.), fully developed (sewage drain, water, el. power, telecomm., gas) floodwater protected (inner seawall area)
Availability / Type of Contract	› Partial area currently in intermediate use as parking/storage area for passenger cars, can be terminated by giving three months notice; › Lease or Erbbaurecht contract
Commercial Utilization / Zoning Plan	Designation „SO Port“

Ritzebüttler Schleusenpriel

Land Use and Zoning Plan / Construction Criteria	Existing; zoning plan 94 Ritzebüttler Schleusenpriel construction acc. to determination: SO Port III, plot ratio 0.8, 3.0; in terms of area Sound Power Level 55/45 dBA
Restrictions / Official Requirements	› Neighboring apartment building(s); › No compensational measures for displaced natural habitats necessary
Target Businesses	Winter storage for leisure boats, including Winter warehouse

Infrastructure / Connection to Traffic Routes – by land

Road Connection	› Am Schleusenpriel › Connection to Autobahn A 27 (Bremen), abt. 4.0 km › Federal Highway B 73 (Hamburg), abt. 4.0 km
Rail Connection	Train station abt. 0.6 km

Infrastructure / Connection to Traffic Routes – by water

Quay facility	› abt. 20 m
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Distances

Airport	Sea-Airport Nordholz, abt. 13 km
Downtown Cuxhaven	abt. 0,6 km
Bremen	abt. 98 km
Hamburg	abt. 121 km

Your Contact:

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