

## Commercial Areas, Open Space Areas or Building Sites

Location Cuxhaven – C8



### Neuer Fischereihafen

|                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adress                                               | Port of Cuxhaven<br>Neufelder Straße 9a<br>27472 Cuxhaven                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Details About the Object / Object Description</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Object                                               | Vacant lot between the museum „Windstärke 10“ and the manufacturing facility or a fish processing operation, across from a shopping center; stops for city tour buses and sights-eeing trains right outside the lot; private access from the back (Jacob-Lührs-Straße), size abt. 850 m <sup>2</sup> , surface level, dry, gravel surface; fully developed (rain water/sewage drains, water, el. power, telecomm., gas below Neufelder Straße); interior seawall area, floodwater protected |
| Availability / Type of Contract                      | Available immediately; Lease may be seasonally limited                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Commercial Utilization / Zoning Plan                 | Designation „SO Port“                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Land Use and Zoning Plan / Construction Criteria     | Not available; permissibility of projects in connection with the developed community sections acc. to § 34 BauGB (Town and Country Planning Code)                                                                                                                                                                                                                                                                                                                                           |
| Restrictions / Official Requirements                 | Apparent sound power level not prescribed, distance to residential buildings: abt. 280 m<br>no compensational measures for displaced natural habitats necessary                                                                                                                                                                                                                                                                                                                             |

## Neuer Fischereihafen

### Target Businesses

Gastronomy (sale stand for Crêpes, fish rolls, drinks, etc.); retail (sale stand for typical local souvenirs: canned fish, liquor, flags, stickers, decoration, etc.); tourist facilities (information boards or information stand, etc.); passenger car parking spots

### Infrastructure / Connection to Traffic Routes – by land

#### Road Connection

› Neufelder Straße  
› Connection to Autobahn A 27 (Bremen): abt. 3,3 km  
› Federal Highway B 73 (Hamburg): abt. 3,3 km

#### Rail Connection

Train station abt. 0,3 km

### Distances

#### Airport

Sea-Airport Nordholz, abt. 13 km

#### Downtown Cuxhaven

abt. 0,3 km

#### Bremen

abt. 98 km

#### Hamburg

abt. 121 km

## Your Contact:

### Niedersachsen Ports GmbH & Co. KG

Niederlassung Cuxhaven  
Am Schleusenpriel 2  
27472 Cuxhaven

Bärbel Drud  
T.: +49 4721 500 - 176  
[bdrud@nports.de](mailto:bdrud@nports.de)  
Reiner Schildt  
T.: +49 4721 500 - 175  
[rschildt@nports.de](mailto:rschildt@nports.de)

### Niedersachsen Ports GmbH & Co. KG

Zentrale Oldenburg  
Hindenburgstraße 26-30  
26122 Oldenburg

Joachim Birk  
T.: +49 441 350 20 - 300  
[jbirk@nports.de](mailto:jbirk@nports.de)