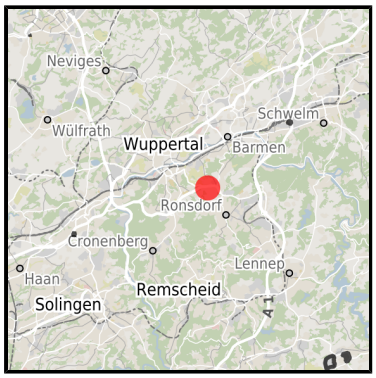
# EXPOSÉ

**Smart Tec Campus - Lichtscheider Straße 90**

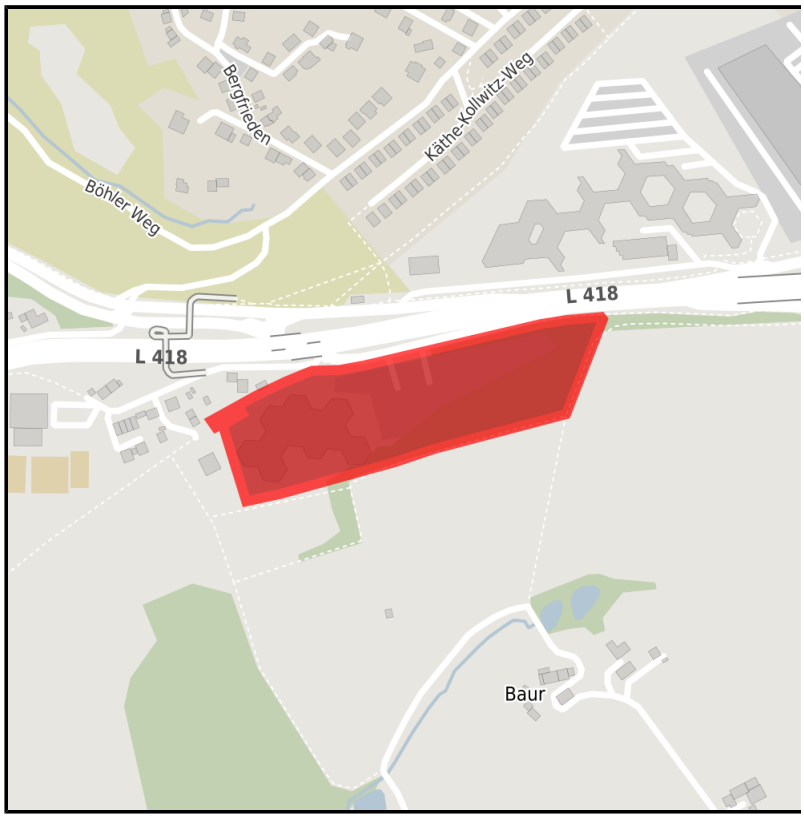
**Ort: Wuppertal**

www.germansite.de

Regional overview




Municipal overview




Detail view

## Parcel

## Smart Tec Campus - Lichtscheider Straße 90
## Ort: Wuppertal



| | |
|---|---|
| Area size | 37,531 m² |
| Price comment | on demand |
| Availability | Immediately available area |
| Availability comment | Section 1 with 19,171 sqm available immediately; Section 2 with 18,360 sqm available from 2029 |
| Divisible | No |
| 24h operation | No |
| Description | On the site of a former leisure pool, which was demolished in 2021, a large area of potential has been created as a location for companies. |
| Specifics | It is located at Wuppertal's highest point in the center of the southern technology axis and is conveniently situated for transport. The site also borders the Gelpetal nature reserve and offers a wonderful view of the countryside. The first section (19,171 sqm) of the total area is owned by the city of Wuppertal and can be built on immediately. The second section (18,360 sqm) belongs to BARMER and can be built on from 2029. The property is basically developed. District heating is available and can be regarded as renewable energy. Good to know: Wuppertal is part of the regional economic development program, which can provide financial support for construction projects. The L418 has four lanes in the direction of Düsseldorf and is directly connected to the A46 and A535 via the Burgholz tunnel. Towards the east, the L419 has a direct connection to the A1 at. The Freudenberg campus of the Bergische University is within walking distance. The former leisure pool ceased operations in 2019 and was completely dismantled in 2021. The site was prepared for commercial development in the tertiary sector under the heading “Smart Tec Campus”. In addition to the job density of the company to be located on this GE site, great importance is also attached to the innovative strength, the sustainable addition to the existing value chains and thus the strengthening of the regional economic structure. The site will be prioritized for marketing as part of a leasehold. |

## Links

Wirtschaftsförderung Wuppertal

Teilstück 2

Teilstück 1

## Details on commercial zone

Smart Tec Campus Wuppertal

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| | |
|---|---|
| Information on purchase price | on demand |
| Availability | Section 1 with 19,171 sqm available immediately; Section 2 with 18,360 sqm available from 2029 |
| Area type | GE |
| | The L418 has four lanes in the direction of Düsseldorf and is directly connected to the A46 and A535 via the Burgholz tunnel. Towards the east, the L419 has a direct connection to the A1 at. The Freudenberg campus of the Bergische University is within walking distance. |
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## Links

Wirtschaftsförderung Wuppertal

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## Transport infrastructure

| | | |
|---|---|---|
| Freeway | A46 | 3 km |
| Freeway | A1 | 5 km |

## Contact person

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