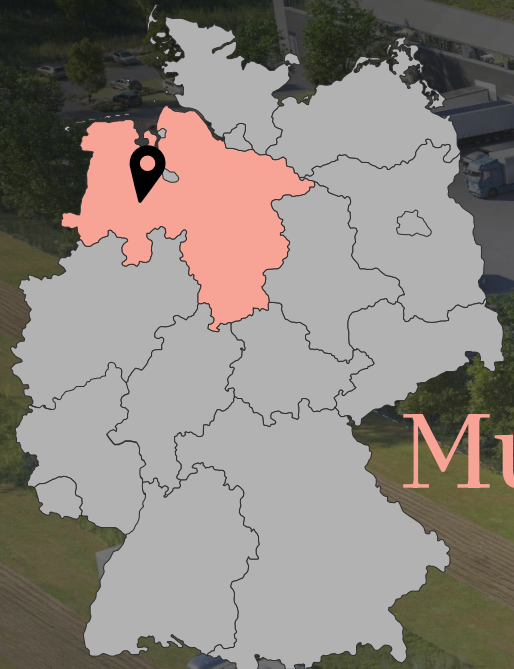
Lang & Cie.



MultiBusiness Hub Cloppenburg

Emstekerfeld II Enterprise Zone | Cloppenburg

Sustainable construction – DGNB Gold

Completion 12–15 months after the lease is signed

Ideally connected to the E233, BAB1 and BAB29
Top areas for e-commerce, logistics and production

0.6 km E233 | **11.0 km** BAB1 | **74.0 km** Bremen Freight Village
9.0 km BAB29 | **64.0 km** Emsland Freight Village | **80.0 km** Osnabrück Freight Village

MultiBusinessHub Cloppenburg

Emstekerfeld II Enterprise Zone, 49661 Cloppenburg

RENTAL UNITS:	HALL	MEZZANINE	OFFICE/ SOCIAL SPACE	TOTAL
UNIT 1:	10,013 m²	547 m²	756 m²	11,316 m²
UNIT 2:	10,007 m²	560 m²	755 m²	11,322 m²
Total:	**20,020 m²**	**1,107 m²**	**1,511 m²**	**22,638 m²**
PLOT AREA:				34,774 m²

We will be happy to provide rental prices on request

*Gross floor area per DIN 277 as of 2005

*Area breakdown of office/mezzanine areas according to tenant requirements

HALL AREA:

- Clearance height: up to 12 m to underside of bottom chord
- Prop grid: 12 x 24 m
- ESFR sprinkler system (FM Global)
- Evenness according to DIN 18202 Table 3, line 4
- Floor load: 7.5 t/m²
- Dock levellers: 1 per 1,000 m²
- Ground-level doors: 1 per unit (4 x 4.5 m)
- Fire protection doors possible
- Heating: Heat pump
- Fire alarm system
- Equipped for storage of water-hazardous substances

OFFICE:

- Heating: Heat pump
  Optional: Air conditioning in office and recreation rooms
- Kitchenette: connections for tenant-side installation
- LED louvre luminaires: 500 LUX
- Quality of fit-out in line with user requirements
- Sun protection: all offices and meeting rooms, electric in each room

EXTERIOR FACILITIES:

- Fenced area and optional barriers (with intercom system)
- Entrance gate system can be operated electrically (optionally with induction loop in the exit area)
- Loading yard depth: min. 35 m
- Car parking spaces

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