



**MITTELWESER
PARK**

A NEW INDUSTRIAL / DISTRIBUTION PARK

Available from Q1 2024

TOTAL AREA M² GEA

127,140

MITTELWESERPARK, BRAKENHOF, 31629 ESTORF-LEESERINGEN

thirteen/seven  BGO

PRIME LOCATION

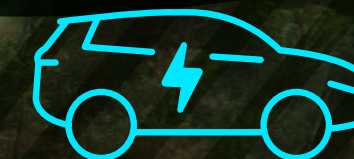
Prominent national road B6 (four lanes) connects the park with Hanover and Bremen while having direct access to national road B215.



SUSTAINABLE:
DGNB Gold Rating;
EPC A Rating.



ESTATE:
Enhanced Fencing;
Separate Access Points;
Truck, Car & Bicycle Parking Spaces;
Haunch Height: 12.0m;
Bespoke Mezzanine Design;
Attractive Leisure Facilities.



MOBILITY:
EV charging points
for cars and bicycles.

INSPIRED BY LANDSCAPE

The site consists of more than 270,000 m² and offers units from 3,698 m² up to 93,944 m² GEA. Mittelweser Park will include approximately 50,000 m² forest and artificial lake to enhance micro climate for employees, support carbon neutrality and improve noise protection for the existing village. The park has an ideal setting in north-western Germany and provides close access to all German Sea Harbours and is less than two hours by truck from Hanover, Bremen, Hamburg and Bielefeld.

PHASE 1 Q1 2024

41,053 m² GEA Warehouse +
4,951 m² GEA Mezzanine

Unit 1

10,310 m² GEA Warehouse +
1,240 m² GEA Mezzanine;
Shareable

Unit 2

10,229 m² GEA Warehouse +
1,235 m² GEA Mezzanine;
Shareable

Unit 3

10,254 m² GEA Warehouse +
1,235 m² GEA Mezzanine;
Shareable

Unit 4

10,260 m² GEA Warehouse +
1,240 m² GEA Mezzanine;
Shareable

PHASE 2 Q2 2024

41,067 m² GEA Warehouse +
4,951 m² GEA Mezzanine

Unit 5

10,310 m² GEA Warehouse +
1,240 m² GEA Mezzanine;
Shareable

Unit 6

10,229 m² GEA Warehouse +
1,235 m² GEA Mezzanine;
Shareable

Unit 7

10,243 m² GEA Warehouse +
1,235 m² GEA Mezzanine;
Shareable

Unit 8

10,285 m² GEA Warehouse +
1,240 m² GEA Mezzanine;
Shareable

PHASE 3 Q3 2024

27,696 m² GEA Warehouse +
4,644 m² GEA Mezzanine

Unit 9

5,938 m² GEA Warehouse +
1,077 m² GEA Mezzanine;
Shareable

Unit 10

6,933 m² GEA Warehouse +
1,086 m² GEA Mezzanine;
Shareable

Unit 11

6,834 m² GEA Warehouse +
1,240 m² GEA Mezzanine;
Shareable

Unit 12

7,992 m² GEA Warehouse +
1,240 m² GEA Mezzanine;
Shareable



ACCOMMODATION OVERVIEW

TOTAL AREA M²GEA

127,140

PHASE 1 Q1 2024

41,053 m² GEA Warehouse +
4,951 m² GEA Mezzanine

Unit 1

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1,235 m² GEA Mezzanine;
Shareable

Unit 3

10,254 m² GEA Warehouse +
1,235 m² GEA Mezzanine;
Shareable

Unit 4

10,260 m² GEA Warehouse +
1,240 m² GEA Mezzanine;
Shareable

PHASE 2 Q2 2024

41,067 m² GEA Warehouse +
4,951 m² GEA Mezzanine

Unit 5

10,310 m² GEA Warehouse +
1,240 m² GEA Mezzanine;
Shareable

Unit 6

10,229 m² GEA Warehouse +
1,235 m² GEA Mezzanine;
Shareable

Unit 7

10,243 m² GEA Warehouse +
1,235 m² GEA Mezzanine;
Shareable

Unit 8

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Shareable

PHASE 3 Q3 2024

27,696 m² GEA Warehouse +
4,644 m² GEA Mezzanine

Unit 9

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1,077 m² GEA Mezzanine;
Shareable

Unit 10

6,933 m² GEA Warehouse +
1,086 m² GEA Mezzanine;
Shareable

Unit 11

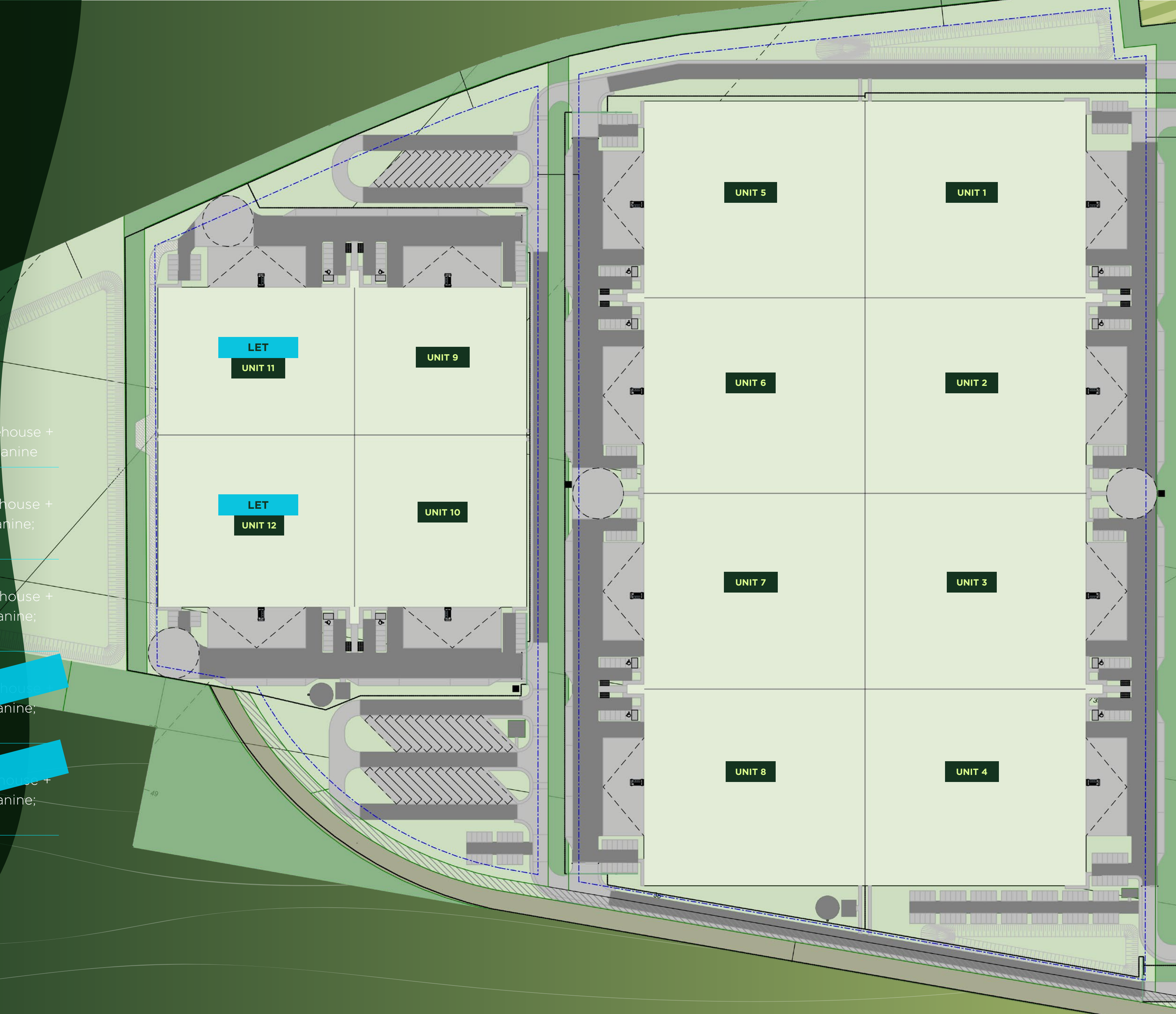
6,834 m² GEA Warehouse +
1,240 m² GEA Mezzanine;
Shareable

Unit 12

7,992 m² GEA Warehouse +
1,240 m² GEA Mezzanine;
Shareable

LET

LET



PHASE 1

PHASE 1 Q1 2024

41,053 m²

GEA Warehouse

4,951 m²

GEA Mezzanine

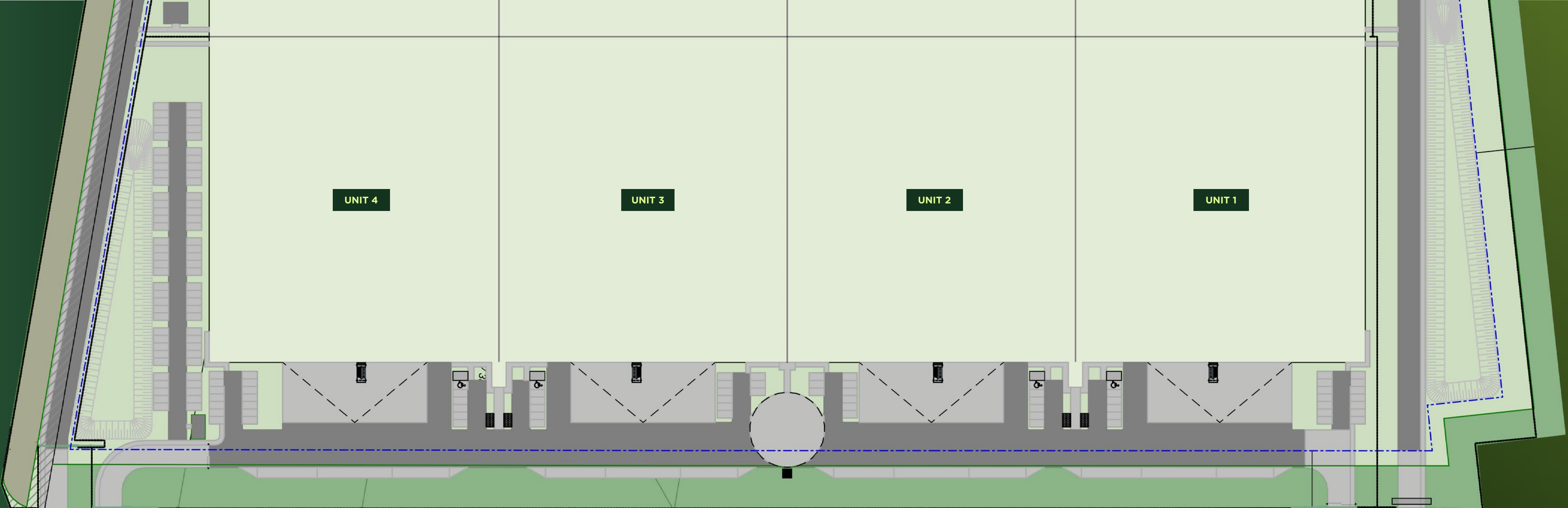
Unit 1 10,310 m² GEA Warehouse + 1,240 m² GEA Mezzanine

Unit 2 10,229 m² GEA Warehouse + 1,235 m² GEA Mezzanine

Unit 3 10,254 m² GEA Warehouse + 1,235 m² GEA Mezzanine

Unit 4 10,260 m² GEA Warehouse + 1,240 m² GEA Mezzanine





PHASE 1

Unit 1		Unit 2		Unit 3		Unit 4	
WAREHOUSE AREA M²	10,310	WAREHOUSE AREA M²	10,229	WAREHOUSE AREA M²	10,254	WAREHOUSE AREA M²	10,260
MEZZANINE M²	1,240	MEZZANINE M²	1,235	MEZZANINE M²	1,235	MEZZANINE M²	1,240
TOTAL GEA M² (WAREHOUSE AREA + MEZZANINE)		TOTAL GEA M² (WAREHOUSE AREA + MEZZANINE)		TOTAL GEA M² (WAREHOUSE AREA + MEZZANINE)		TOTAL GEA M² (WAREHOUSE AREA + MEZZANINE)	
11,773		11,708		11,707		11,774	
CLEAR HEIGHT (M)		CLEAR HEIGHT (M)		CLEAR HEIGHT (M)		CLEAR HEIGHT (M)	
12.0		12.0		12.0		12.0	
LEVEL ACCESS DOORS		LEVEL ACCESS DOORS		LEVEL ACCESS DOORS		LEVEL ACCESS DOORS	
1		1		1		1	
DOCK LOADING DOORS		DOCK LOADING DOORS		DOCK LOADING DOORS		DOCK LOADING DOORS	
9		9		9		9	
JUMBO LEVELLER		JUMBO LEVELLER		JUMBO LEVELLER		JUMBO LEVELLER	
1		1		1		1	
HGV PARKING		HGV PARKING		HGV PARKING		HGV PARKING	
3		3		3		3	
HGV PARKING PUBLIC		HGV PARKING PUBLIC		HGV PARKING PUBLIC		HGV PARKING PUBLIC	
24		24		24		24	
CAR PARKING SPACES		CAR PARKING SPACES		CAR PARKING SPACES		CAR PARKING SPACES	
18		14		14		19	
CAR PARKING SPACES PUBLIC		CAR PARKING SPACES PUBLIC		CAR PARKING SPACES PUBLIC		CAR PARKING SPACES PUBLIC	
136		136		136		136	
BICYCLE PARKING SPACES		BICYCLE PARKING SPACES		BICYCLE PARKING SPACES		BICYCLE PARKING SPACES	
7		7		7		7	
EV CHARGING POINTS		EV CHARGING POINTS		EV CHARGING POINTS		EV CHARGING POINTS	
4		4		4		4	
YARD DEPTH (M)		YARD DEPTH (M)		YARD DEPTH (M)		YARD DEPTH (M)	
35		35		35		35	
FLOOR LOADING (T/M2)		FLOOR LOADING (T/M2)		FLOOR LOADING (T/M2)		FLOOR LOADING (T/M2)	
6		6		6		6	

PHASE 1 Q1 2024

41,067 m² GEA Warehouse

4,951 m² GEA Mezzanine

WAREHOUSE

12.0 M

12.0m clear height

60KN

6 Ton Floor Load per m²

Heat pump based Heating System

EPC A Rating

DGNB Gold Certificate

OFFICES

Grade A Open Plan Office

Flexible sizes possible

Bespoke fit-out

Heat pump based Heating System

DGNB Gold Certificate

EXTERNAL

EV Charger for cars & bicycles

Separate Access Points

Attractive Leisure Facilities

DGNB Gold Certificate

PHASE 2

PHASE 2 Q2 2024

41,067 m² 4,951 m²
GEA Warehouse GEA Mezzanine

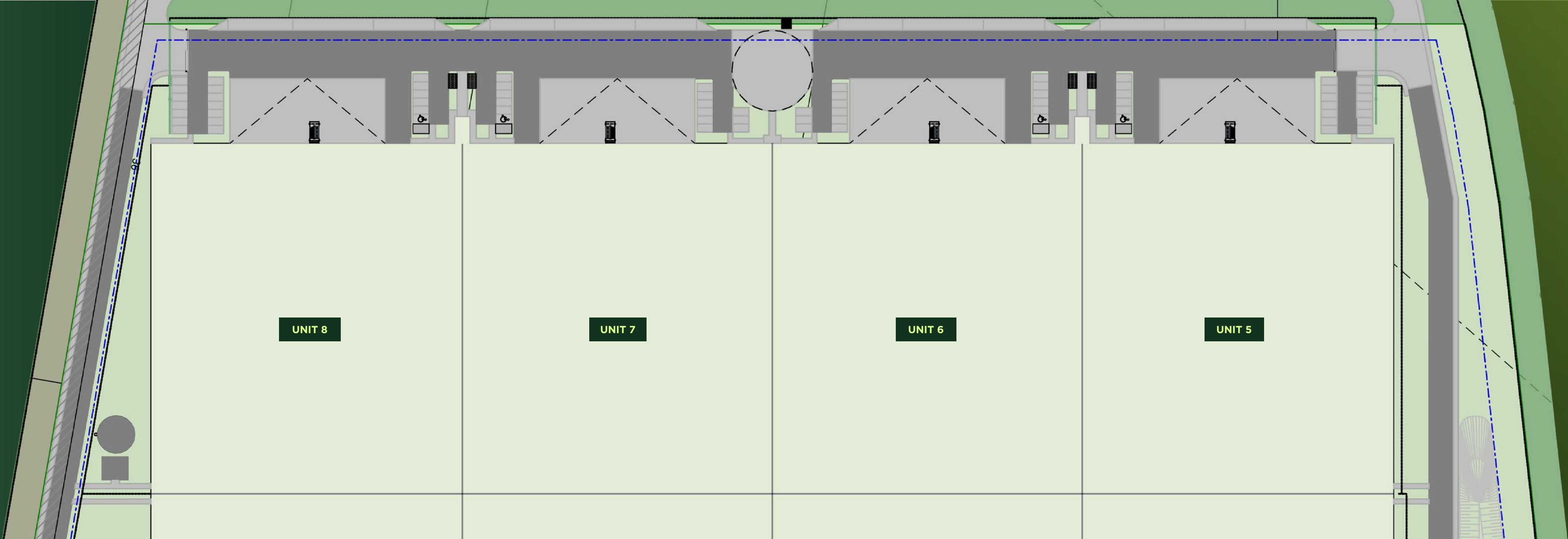
Unit 5 10,310 m² GEA Warehouse + 1,240 m² GEA Mezzanine

Unit 6 10,229 m² GEA Warehouse + 1,235 m² GEA Mezzanine

Unit 7 10,243 m² GEA Warehouse + 1,235 m² GEA Mezzanine

Unit 8 10,285 m² GEA Warehouse + 1,240 m² GEA Mezzanine





PHASE 2

Unit 5

WAREHOUSE AREA M²	10,310
MEZZANINE M²	1,240
TOTAL GEA M² (WAREHOUSE AREA + MEZZANINE)	11,773

CLEAR HEIGHT (M)	12.0
LEVEL ACCESS DOORS	1
DOCK LOADING DOORS	9
JUMBO LEVELLER	1
HGV PARKING	3
HGV PARKING PUBLIC	24
CAR PARKING SPACES	20
CAR PARKING SPACES PUBLIC	88
BICYCLE PARKING SPACES	7
EV CHARGING POINTS	4
YARD DEPTH (M)	35
FLOOR LOADING (T/M2)	6

Unit 6

WAREHOUSE AREA M²	10,229
MEZZANINE M²	1,235
TOTAL GEA M² (WAREHOUSE AREA + MEZZANINE)	11,708

CLEAR HEIGHT (M)	12.0
LEVEL ACCESS DOORS	1
DOCK LOADING DOORS	9
JUMBO LEVELLER	1
HGV PARKING	3
HGV PARKING PUBLIC	35
CAR PARKING SPACES	14
CAR PARKING SPACES PUBLIC	88
BICYCLE PARKING SPACES	7
EV CHARGING POINTS	4
YARD DEPTH (M)	35
FLOOR LOADING (T/M2)	6

Unit 7

WAREHOUSE AREA M²	10,243
MEZZANINE M²	1,235
TOTAL GEA M² (WAREHOUSE AREA + MEZZANINE)	11,743

CLEAR HEIGHT (M)	12.0
LEVEL ACCESS DOORS	1
DOCK LOADING DOORS	9
JUMBO LEVELLER	1
HGV PARKING	3
HGV PARKING PUBLIC	24
CAR PARKING SPACES	15
CAR PARKING SPACES PUBLIC	88
BICYCLE PARKING SPACES	7
EV CHARGING POINTS	4
YARD DEPTH (M)	35
FLOOR LOADING (T/M2)	6

Unit 8

WAREHOUSE AREA M²	10,285
MEZZANINE M²	1,240
TOTAL GEA M² (WAREHOUSE AREA + MEZZANINE)	11,774

CLEAR HEIGHT (M)	12.0
LEVEL ACCESS DOORS	1
DOCK LOADING DOORS	9
JUMBO LEVELLER	1
HGV PARKING	3
HGV PARKING PUBLIC	24
CAR PARKING SPACES	19
CAR PARKING SPACES PUBLIC	88
BICYCLE PARKING SPACES	7
EV CHARGING POINTS	4
YARD DEPTH (M)	35
FLOOR LOADING (T/M2)	6

PHASE 2 Q2 2024

41,067 m²
GEA Warehouse

4,951 m²
GEA Mezzanine

WAREHOUSE

12.0m
clear height

60kN
6 Ton Floor
Load per m²

Heat pump
based Heating
System

EPC A Rating

DGNB Gold
Certificate

OFFICES

Grade A Open
Plan Office

Flexible sizes
possible

Bespoke fit-out

Heat pump
based Heating
System

DGNB Gold
Certificate

EXTERNAL

EV Charger for
cars & bicycles

Separate
Access Points

Attractive
Leisure
Facilities

DGNB Gold
Certificate



PHASE 3

PHASE 3 Q3 2024

27,696 m²

GEA Warehouse

4644 m²

GEA Mezzanine

Unit 9	5,938 m ² GEA Warehouse + 1,077 m ² GEA Mezzanine
Unit 10	6,933 m ² GEA Warehouse + 1,086 m ² GEA Mezzanine
Unit 11	5,834 m ² GEA Warehouse + 1,240 m ² GEA Mezzanine
Unit 12	7,992 m ² GEA Warehouse + 1,240 m ² GEA Mezzanine

LET

PHASE 3

PHASE 3 Q3 2024

27,696^{m²}
GEA Warehouse

4,644^{m²}
GEA Mezzanine

Unit 9

WAREHOUSE AREA M²	5,938
MEZZANINE M²	1,077
TOTAL GEA M² (WAREHOUSE AREA + MEZZANINE)	7,233

CLEAR HEIGHT (M)	12.0
LEVEL ACCESS DOORS	1
DOCK LOADING DOORS	6
JUMBO LEVELLER	1
HGV PARKING	3
HGV PARKING PUBLIC	24
CAR PARKING SPACES	13
CAR PARKING SPACES PUBLIC	54
BICYCLE PARKING SPACES	7
EV CHARGING POINTS	2
YARD DEPTH (M)	35
FLOOR LOADING (T/M2)	6

Unit 10

WAREHOUSE AREA M²	6,933
MEZZANINE M²	1,086
TOTAL GEA M² (WAREHOUSE AREA + MEZZANINE)	8,266

CLEAR HEIGHT (M)	12.0
LEVEL ACCESS DOORS	1
DOCK LOADING DOORS	7
JUMBO LEVELLER	1
HGV PARKING	3
HGV PARKING PUBLIC	24
CAR PARKING SPACES	13
CAR PARKING SPACES PUBLIC	54
BICYCLE PARKING SPACES	7
EV CHARGING POINTS	2
YARD DEPTH (M)	35
FLOOR LOADING (T/M2)	6

Unit 11

WAREHOUSE AREA M²	6,933
MEZZANINE M²	1,086
TOTAL GEA M² (WAREHOUSE AREA + MEZZANINE)	8,275


CLEAR HEIGHT (M)	12.0
LEVEL ACCESS DOORS	1
DOCK LOADING DOORS	7
JUMBO LEVELLER	1
HGV PARKING	3
HGV PARKING PUBLIC	24
CAR PARKING SPACES	16
CAR PARKING SPACES PUBLIC	54
BICYCLE PARKING SPACES	7
EV CHARGING POINTS	2
YARD DEPTH (M)	35
FLOOR LOADING (T/M2)	6

Unit 12


WAREHOUSE AREA M²	7,203
MEZZANINE M²	1,239
TOTAL GEA M² (WAREHOUSE AREA + MEZZANINE)	9,442

CLEAR HEIGHT (M)	12.0
LEVEL ACCESS DOORS	1
DOCK LOADING DOORS	8
JUMBO LEVELLER	1
HGV PARKING	3
HGV PARKING PUBLIC	24
CAR PARKING SPACES	12
CAR PARKING SPACES PUBLIC	54
BICYCLE PARKING SPACES	7
EV CHARGING POINTS	2
YARD DEPTH (M)	35
FLOOR LOADING (T/M2)	6


WAREHOUSE




12.0 M
12.0m clear height




60KN
6 Ton Floor Load per m²



Heat pump based Heating System




EPC A Rating




DGNB Gold Certificate


OFFICES




Grade A Open Plan Office




Flexible sizes possible



Bespoke fit-out




Heat pump based Heating System




DGNB Gold Certificate


EXTERNAL




EV Charger for cars & bicycles



Separate Access Points

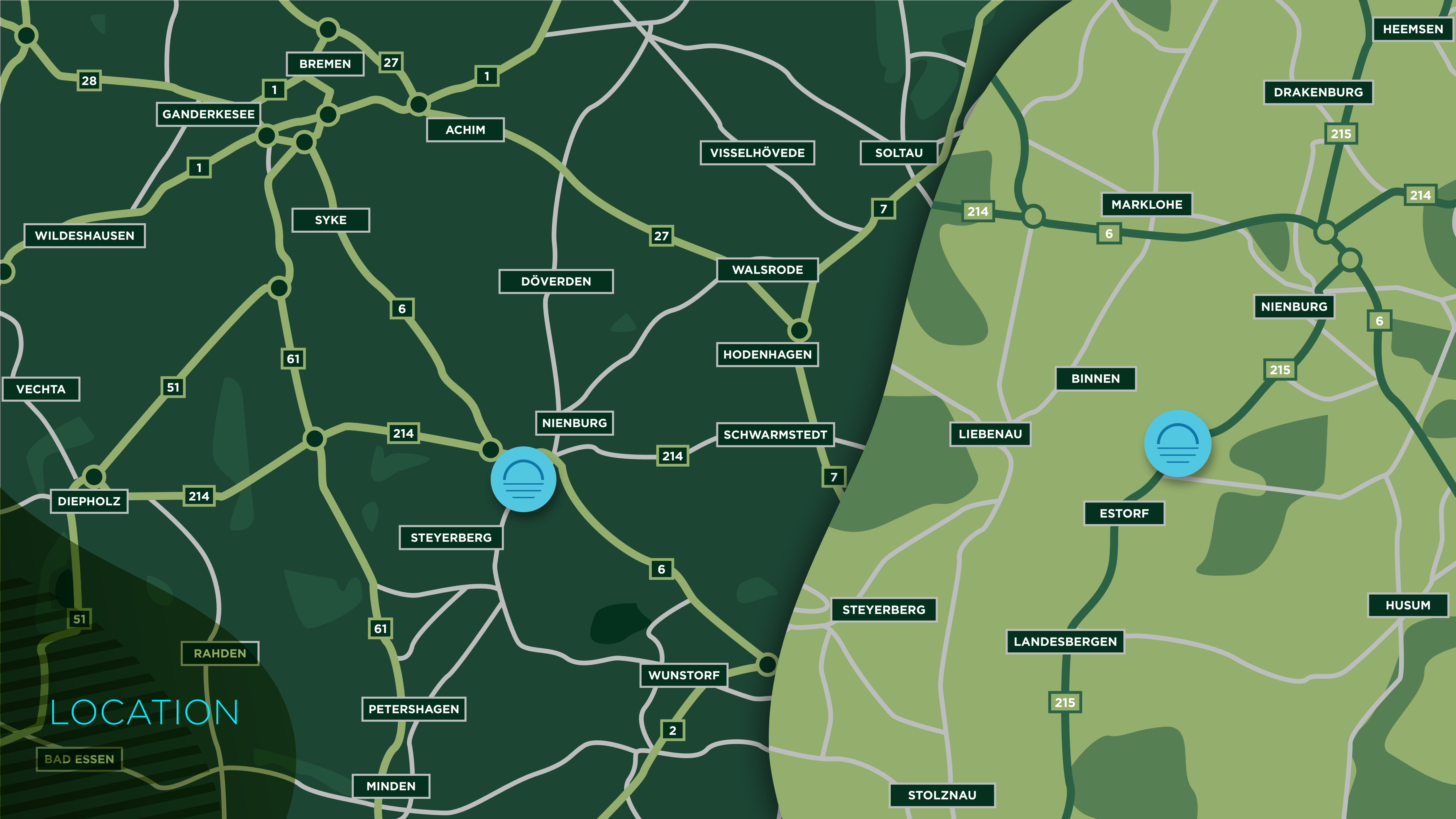


Attractive Leisure Facilities



DGNB Gold Certificate





LOCATION

BAD ESSEN

RAHDEN

MINDEN

PETERSHAGEN

STEYERBERG

DIEPHOLZ

VECHTA

WILDESHAUSEN

GANDERKESEE

SYKE

BREMEN

ACHIM

DÖVERDEN

NIENBURG

WUNSTORF

HODENHAGEN

WALSRODE

VISSELHÖVEDE

STEYERBERG

SCHWARMSTEDT

SOLTAU

LIEBENAU

ESTORF

LANDESBERGEN

MARKLOHE

NIENBURG

DRAKENBURG

HUSUM

HEEMSEN

STOLZNAU

214

6

215

6

214

7

27

6

61

51

28

61

6

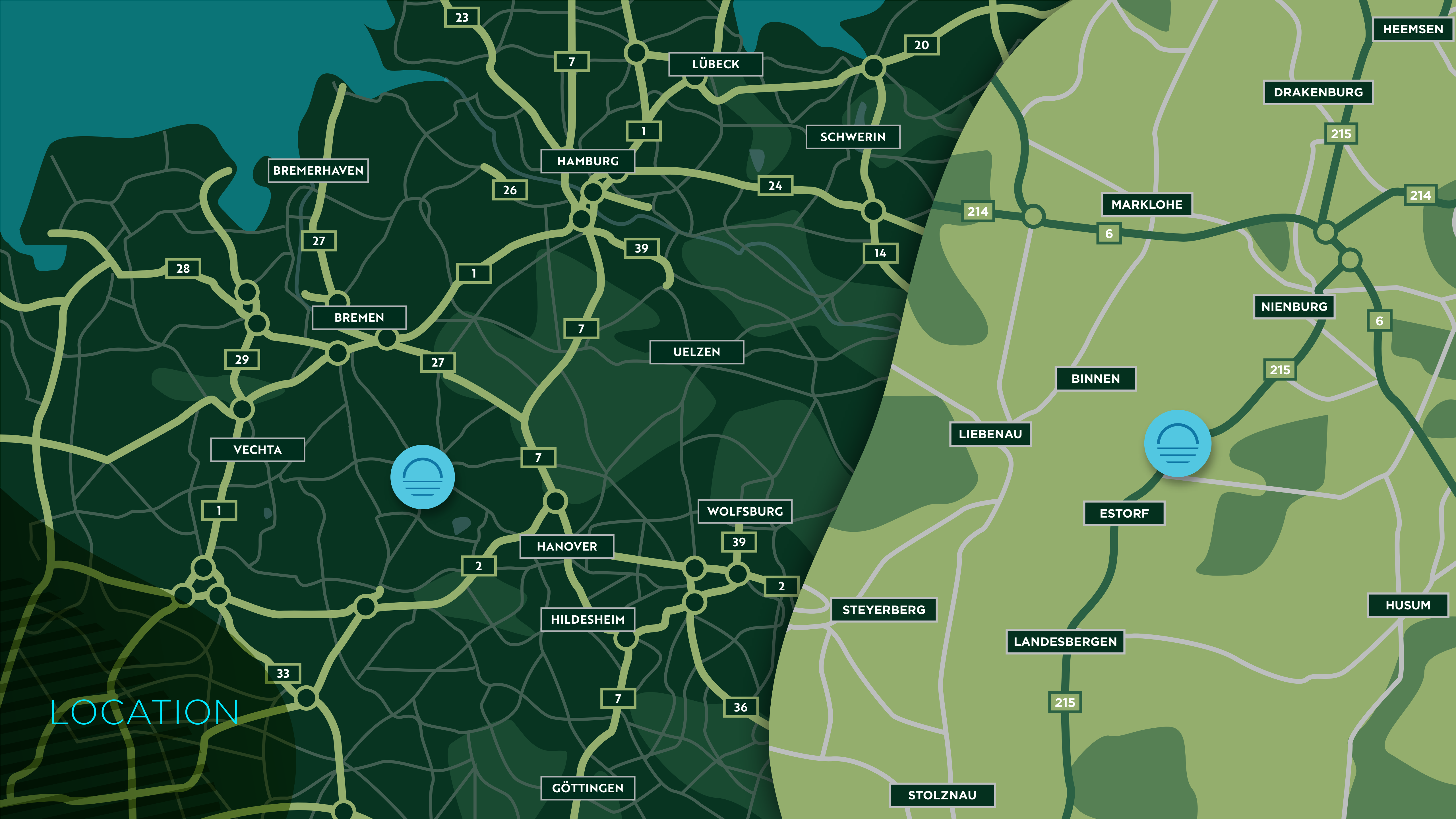
214

7

2

215

215



LOCATION

SUSTAINABILITY FEATURES

DGNB GOLD
CERTIFICATE



Sustainably built

RAIN WATER
MANAGEMENT



Retention with
ecological
benefits

ECO-FRIENDLY BUILD
AND ESTATE



Natural and ecological
fit out of the site
grounds

EPC A RATING



A Rating for
excellent energy
performance

EU TAXONOMY
REGULATIONS



Environmentally
sustainable
development

GEG 40 STANDARD



High level of energy
efficiency

RENEWABLE
TECHNOLOGIES



Fossil Free Heating and
Solar Power System

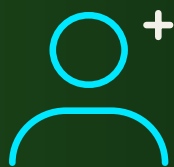
WELL BEING



Well-Being facilities for
drivers & tenants

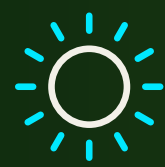
USP's

SCHEME FACILITIES



Showers, WCs, and
Break Areas for Drivers
and Employees

NATURAL LIGHT



For offices and
sunscreens

SMART LED LIGHTING



Indoor & Outdoor Low
energy lighting

BICYCLE SPACES



Covered bicycle shelters
encouraging environmentally
friendly travel

OFFICES



Build to suit offices

ESTATE



Enhanced landscaped
private estate

SECURITY



Secured gates, high
security fencing

YARD DEPTH



Large yards with
35 M depth

DEMOGRAPHICS

3,607

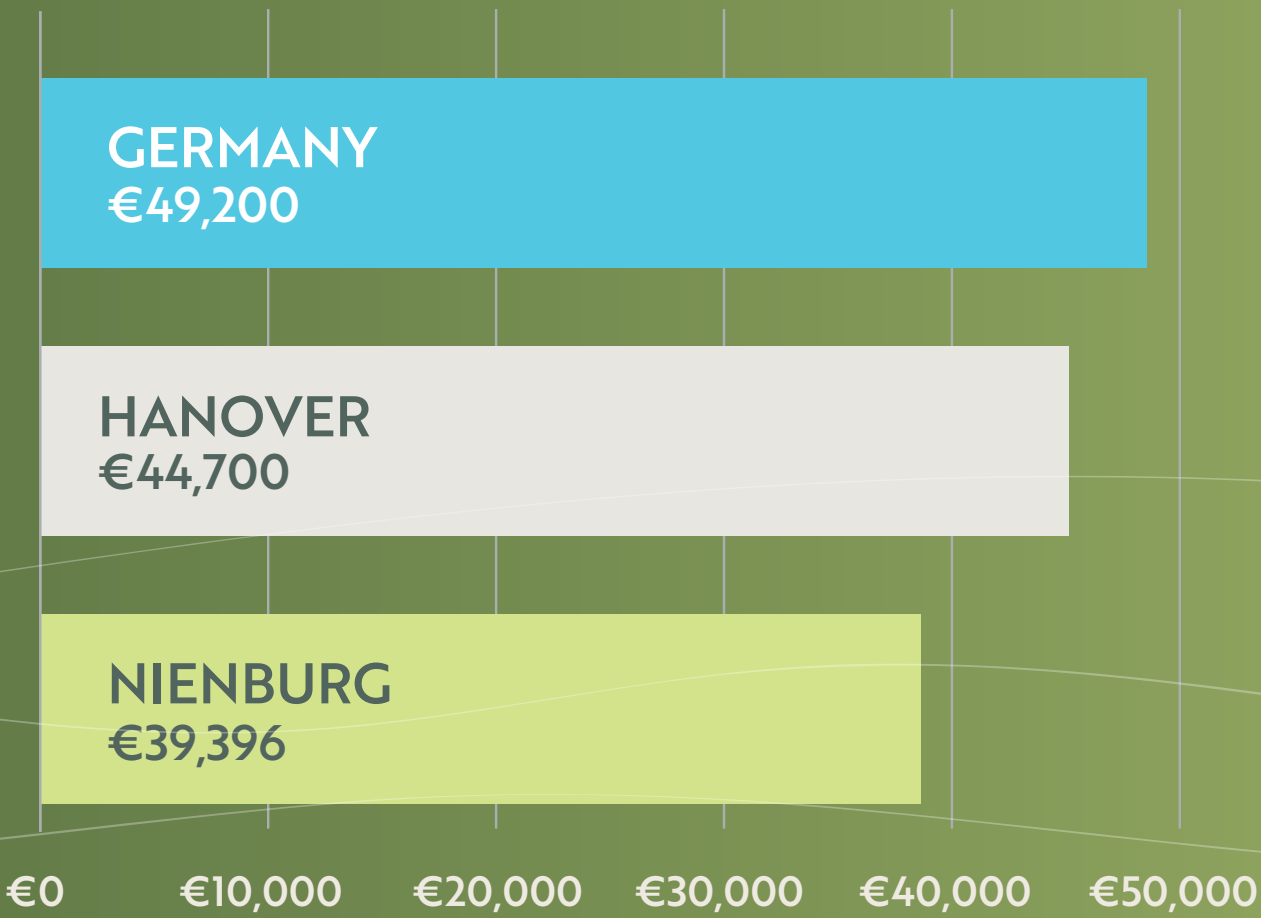
Unemployed
Nienburg Weser
Area

200

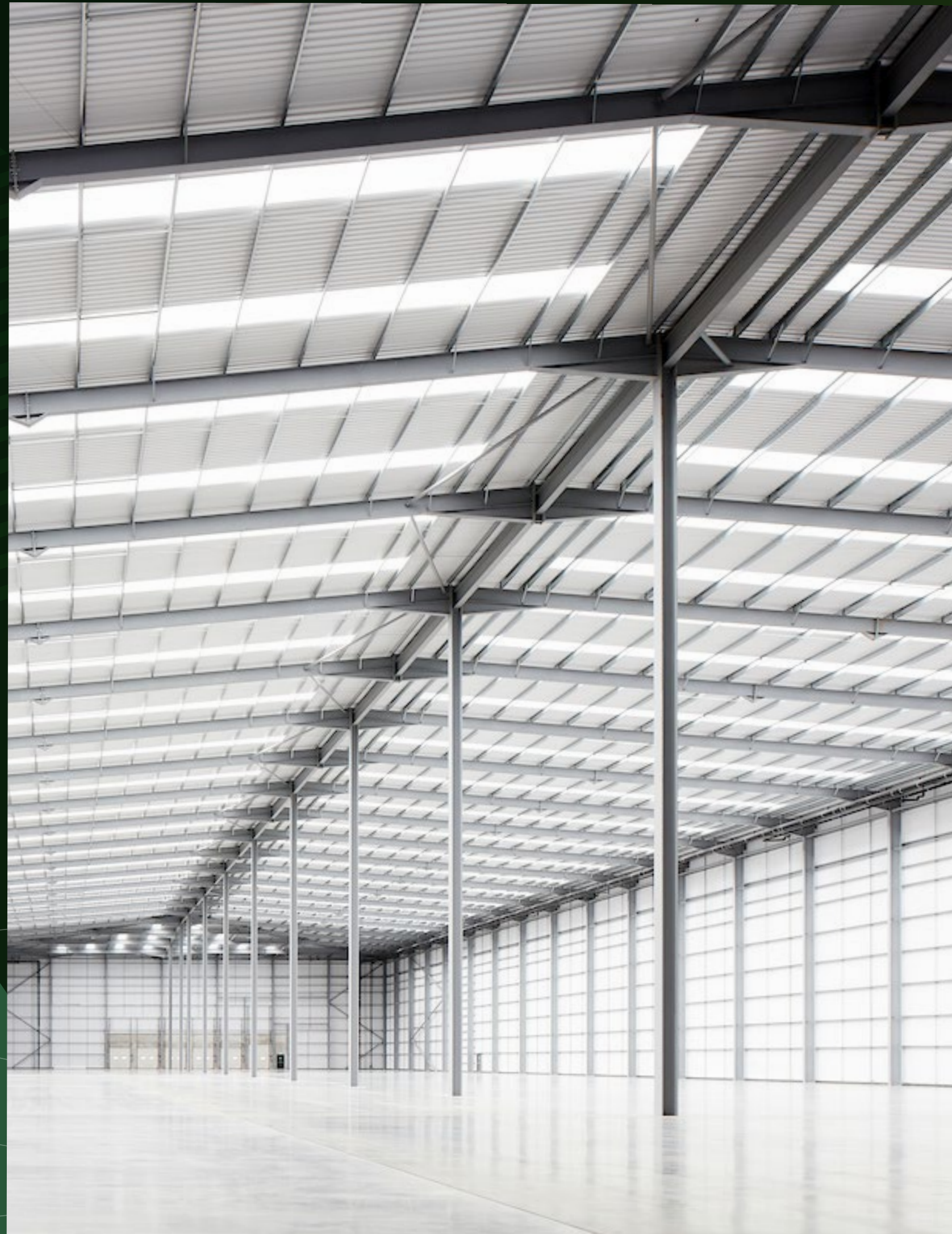
Of these
have Logistics
Experience

MITTELWESER PARK benefits from a large economically active labour pool that provides occupiers access to a sizeable workforce needed for their operations. **Weekly wages** of this group are **lower than the national and regional averages**, allowing businesses to remain competitive with their human resource expenditure.

YEARLY EMPLOYEE WAGE



PROVEN



PARTNERS

A DEVELOPMENT BY

BGO & thirteen seven continue to provide prime industrial and distribution warehouses throughout Germany.



BentallGreenOak is a global real estate investment manager operating throughout Europe, the United States, Canada and Asia. In Europe, BentallGreenOak is a highly experienced logistics specialist, having acquired and developed over 66 million SQ FT of logistics warehousing in 200 assets throughout Europe since 2015. The majority of this space being leased to leading institutional quality tenants such as Amazon, DHL, Lidl, Aldi and Sainsbury's.

thirteen/seven

thirteen seven is an established and experienced industrial developer. With a proven track record in small, medium and large industrial / distribution schemes over many years, together with its five people team, thirteen seven is one of Germany's most dynamic industrial developers. The team has a diverse background with three architects and two chartered surveyors. The current development pipeline consists of more than 250,000 sqm state-of-the-art warehouses throughout Germany.

FOR FURTHER
INFORMATION
PLEASE CONTACT



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thirteen/seven

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**MITTELWESER
PARK**

