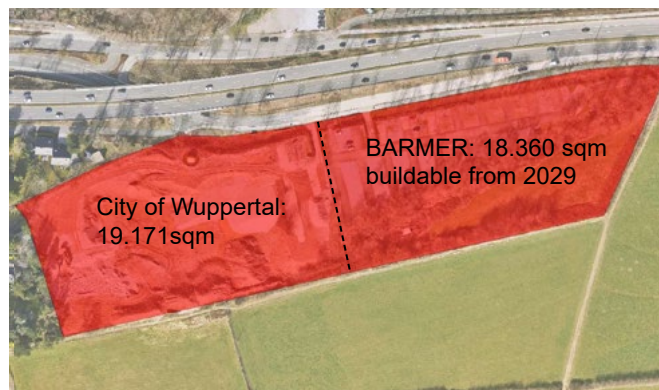


Smart Tec Campus Wuppertal

Lichtscheider Straße 90

An area of more than 37,500 square meters on Wuppertal's highest elevation point becomes your new company headquarter. Generous greenery, green roofs and facades, rainwater infiltration and an infrastructure for e-mobility create a location with an ecologically future-oriented and sustainable orientation. 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 the insurance company 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 programme, which can provide financial support for construction projects.



General data

Size	in total 37.531qm
Price	by arrangement
Availability	Municipal section with 19,171 sqm immediately; private section with 18,360 sqm can be built on from 2029
Area designation/ planning law	B-Plan GE legally binding

Location

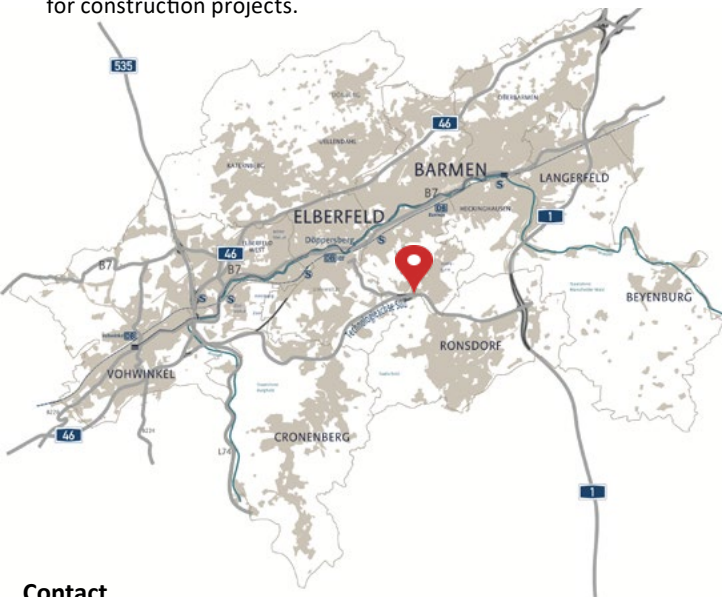
The property is located directly next to the L418, which has been expanded to four lanes in the direction of Düsseldorf and directly connected to the A46 and A535 through the Burgholz-tunnel.

The Wuppertal-Ronsdorf-exit of the A1 can be reached directly via an expressway. Leading technology companies and the Bergische University are in the immediate vicinity. These, like the offering area, are embedded in the "Southern Technology Axis" of Wuppertal. The adjacent Gelpetal nature reserve offers a wonderful view of the countryside and a natural environment.

Additional

The former public indoor pool was dismantled in 2021. The city of Wuppertal markets its commercial properties with the purpose of creating and/or maintaining regional jobs. When handing over municipal commercial space, priority is given to long-term leases, which does not fundamentally rule out a sale.

From 2029 there will be the option of building on a neighboring property with an area of 18,360 square meters.



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