



VarioPark Bensheim

**Flexible commercial space
370 sqm – 2,800 sqm
for lease**

- At no commission
- Available as of December 2020





VarioPark Bensheim

A new multi-use property featuring modular commercial units is being built in Bensheim, centrally located in the “Am langen Pfad” business park. The site encompasses 9,300 sqm with room for up to 12 modular units. The property will feature adjoining space options of up to roughly 2,800 sqm. Each unit has a separate entrance on the ground

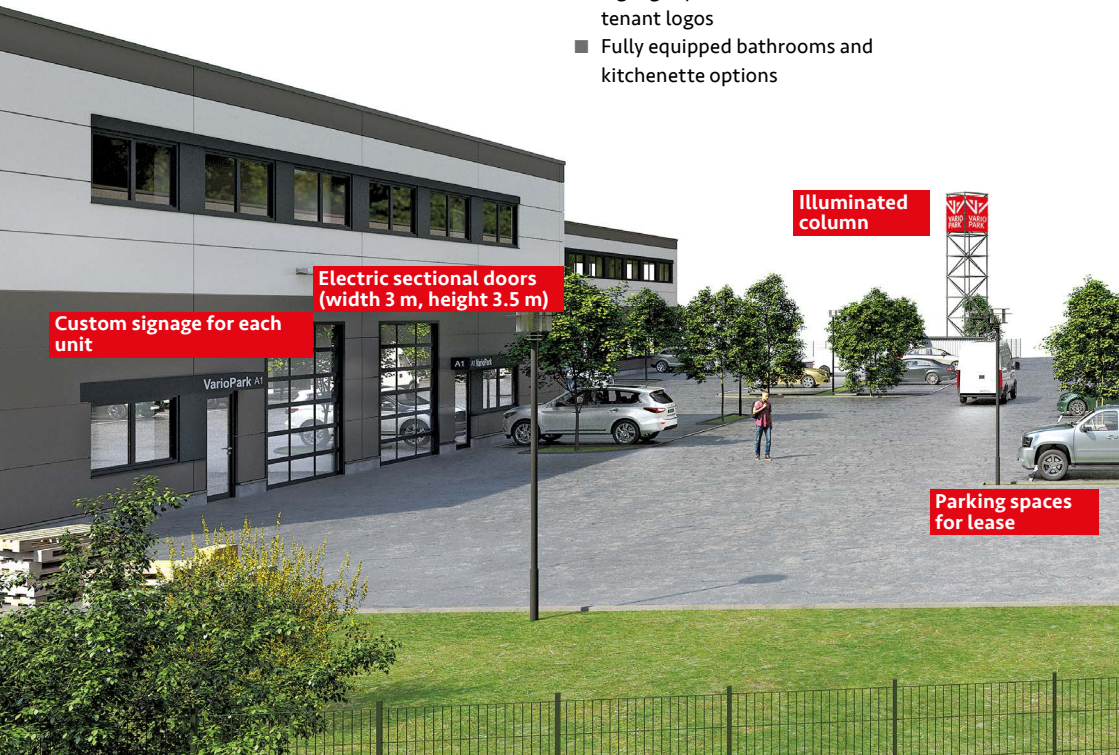
floor with ground-level delivery via a roll-up door. Tenants can choose to build out the space on the ground floor for showroom, warehouse or manufacturing use.

The mezzanine can be optionally fit-out as office space. Neighboring modules can be merged into a single unit without partitions.



Key information

- Warehouse clearance approx. 6.90 m
Warehouse depth approx. 24 m
- Mezzanine: Can be built out as office, common area or gallery space
- Floor load capacity (GF) 5 t/sqm
- Structure mostly column-free throughout
- Ground-level electric sectional doors (3 m wide, 3.5 m high), optional prestigious lobby
- Each module comes with separate entrance
- Individual signage for each unit
- Electric locking and access system, central mailbox and doorbell system
- Fenced business park with effective security
- High-speed internet available
- Parking spaces available for lease (including universal access) with e-charging points
- Bicycle parking
- Central waste collection
- Offices feature electric sunshade (southern facade)
- Large illuminated column
- Signage system in entrance area with tenant logos
- Fully equipped bathrooms and kitchenette options

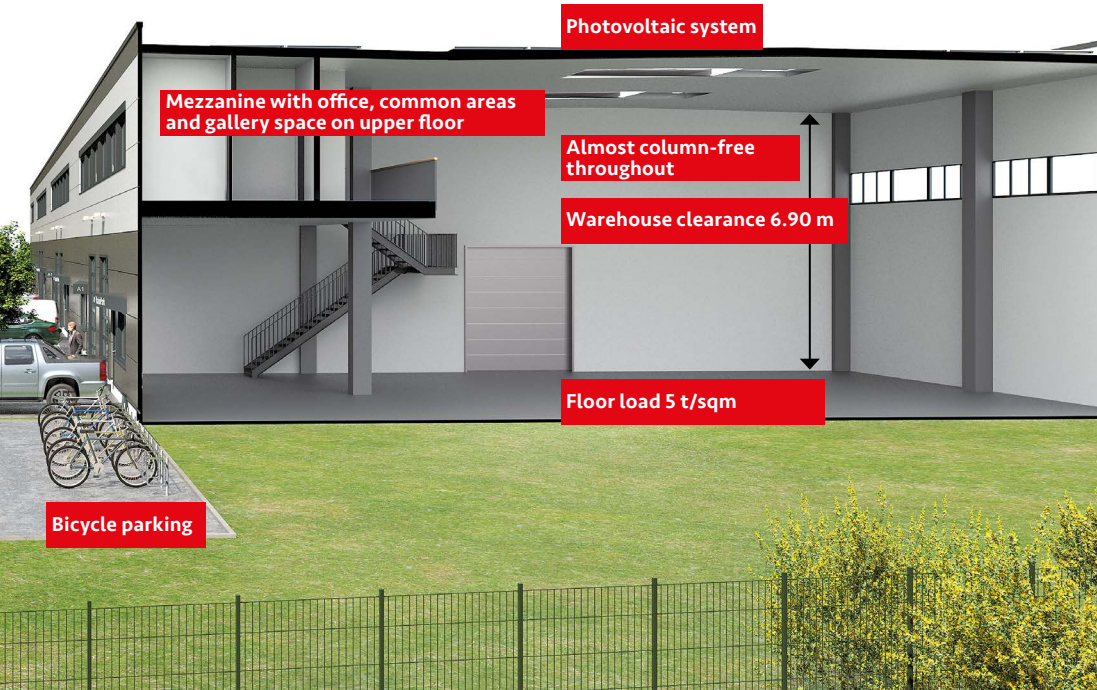




Sustainable design

- Low electricity costs for tenants thanks to VarioPark's own photovoltaic plant
- Inexpensive VRV heating and cooling system using self-generated power
- Energy-efficient LED lighting with daylight and occupancy sensors
- German Sustainable Building Council (DGNB) certification planned
- Efficient facade and rooftop insulation
- Surface water drainage throughout site

- Monthly rent starting at **€ 6.95*** per sqm
 - Parking space **€ 30*** per month
- * plus service charges and VAT



Location

Bensheim is situated in the heart of Southern Hesse, centrally located between the Rhine-Main (Frankfurt, Darmstadt) and Rhine-Neckar (Mannheim, Heidelberg) metropolitan regions. Bensheim is easily accessible:

- A5 and A67 motorways, running north and south
- Highway B47, rebuilt to motorway standards, running west and east
- ICE train station

- Frankfurt (Main) International Airport
- Mannheim City Airport

Bensheim is home to companies from a variety of industries, including the pharmaceutical sector, medical technology, automotive, electrical engineering, software development, polymer processing and skilled trades. Bensheim's trade tax multiplier comes to 375%, making the town an attractive business location.



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