



ctp




DE

CTPark Bochum




# Bochum as an attractive business location in the Ruhr area

The city of Bochum is a dynamic city in the heart of the Ruhr area and is considered an attractive business location with a long tradition in industry and commerce. The city benefits from its position within the Rhine-Ruhr metropolitan region, one of the largest urban areas in Europe. Over the past few decades, Bochum has transformed from an industrial hub to a center for modern services, education, and technology. With renowned institutions like the Ruhr University Bochum and various research facilities, the city is also a center for innovation and knowledge-based industries. The region is characterized by a high density of companies across diverse sectors, fostering synergies and collaboration opportunities. Businesses in Bochum benefit from a broad network and a large pool of skilled workers, bolstered by the proximity to numerous universities and academic institutions.



DORTMUND 35 KM



HAUPTBAHNHOF BOCHUM 1,5 KM

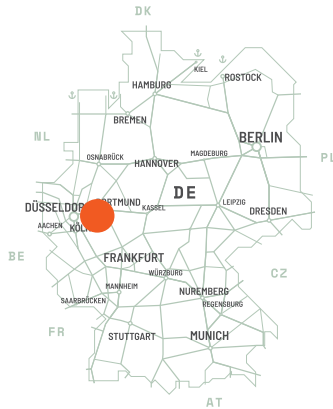


KANTSTRASSE 0,3 KM



A40 1,5 KM

GRANDI CITTÀ		
Dortmund	22 km	30 minuti
.....		
Wuppertal	40 km	50 mins
.....		
Essen	16 km	30 minuti



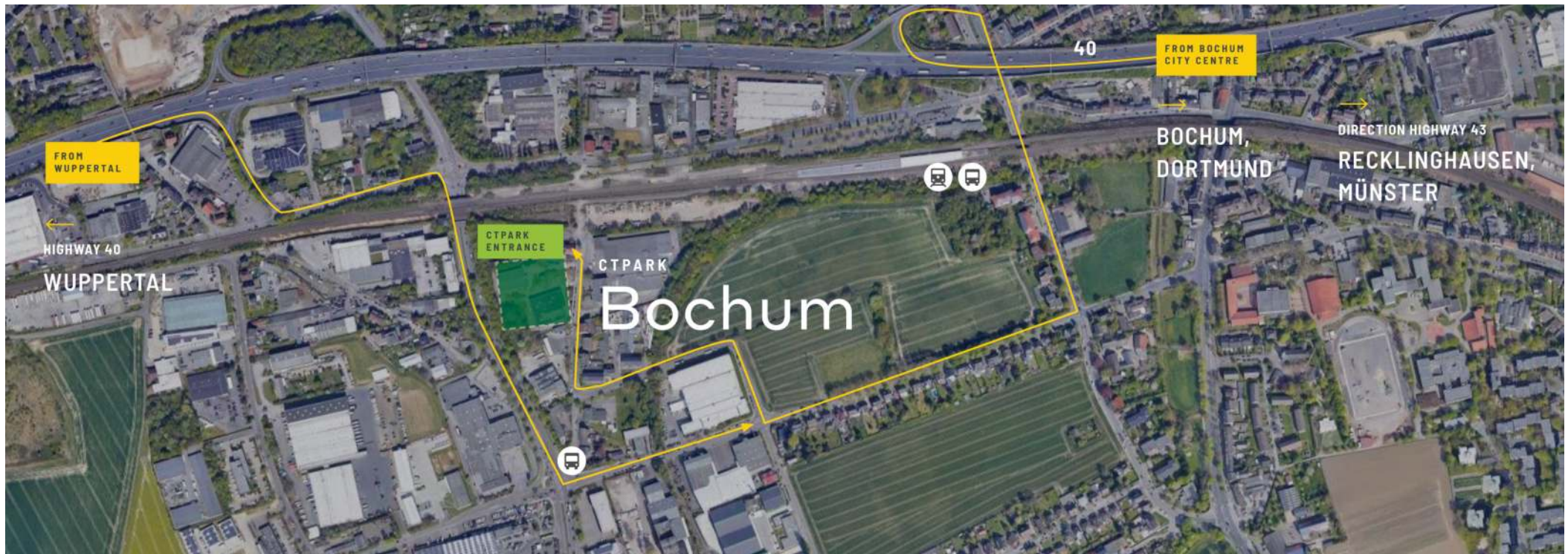


## Commercial Property in Bochum: Optimally Networked for Success and Growth

The property is located in an established business district in Bochum, surrounded by a wide range of service providers, retailers, and restaurants. This environment offers businesses many opportunities for cooperation and networking. The connection to the urban and regional transport network is excellent: several bus lines serve the nearby stops, providing easy access to public transport. Bochum's main train station is just a few minutes away and offers quick connections to all major destinations in the Ruhr area and beyond. The A40 and A43 highways are only a few minutes away, allowing quick access to neighboring cities like Essen and Dortmund, as well as other regions in North Rhine-Westphalia. For employees and visitors, this means not only convenient accessibility but also short distances to a variety of leisure and shopping options in downtown Bochum. This environment provides everything businesses need for a successful location.

### CARATTERISTICHE DEL PARCO

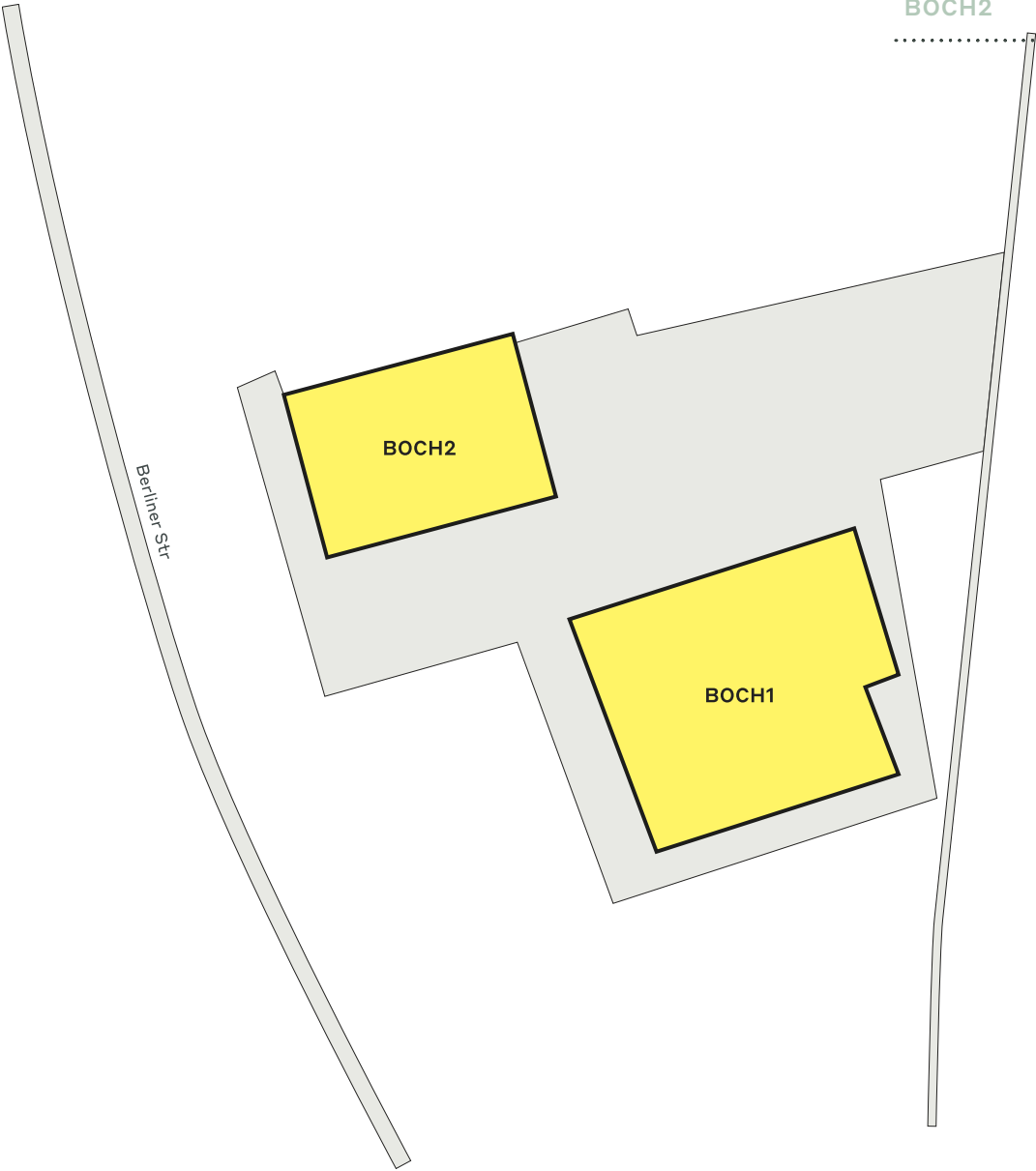
- ▶ Excellent transportation connections (motorways, public transport)
- ▶ Central location in the Ruhr area
- ▶ Flexible usage options
- ▶ Development area






Versatile Commercial Spaces  
with Expansion Potential and  
Excellent Connectivity

DISPONIBILITÀ E CONSEGNA

Opportunità di sviluppo	5.190 m <sup>2</sup>	Pianificato
BOCH1	725 m <sup>2</sup>	Costruito
BOCH2	440 m <sup>2</sup>	Costruito



-  Costruito disponibile
-  Pianificato
-  Costruito occupato

DATI CHIAVE DEL PARCO

# CTPark Bochum

DISPONIBILI ORA

1.165 m<sup>2</sup>

OPPORTUNITÀ DI SVILUPPO

5.190 m<sup>2</sup>

AREA EDIFICATA

3.272 m<sup>2</sup>

SUPERFICIE TOTALE

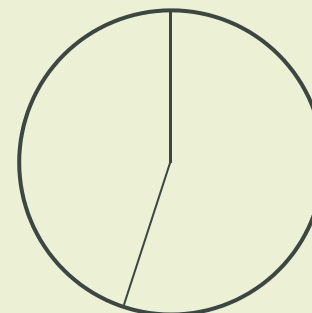
1,06 ha



INDUSTRIE NEL PARCO

55% Servizi

45% Altro



ctp

# ctPark NETWORK

WHERE YOU NEED TO BE

10 countries

TRACK RECORD OF SUCCESS

13.8 mil. sqm  
GLA

SPACE FOR YOU TO GROW

25.7 million sqm  
landbank

SPACE FOR YOU TO GROW

~1,500 clients

## KEY

- CTParks  
>100,000 sqm GLA
- CTP locations  
<100,000 sqm GLA
- Mixed-use Parks
- Planned

## MARKETS

- Core markets
- Growth markets
- Western European markets



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CONTATTAMI