

**ctp**



DE

CTPark Wuppertal

## A dynamic hub in the heart of North Rhine-Westphalia

Wuppertal, located in the heart of the Bergisches Land, is a dynamic city with around 355,000 inhabitants. The region is characterized by a strong industrial tradition and is today a significant economic hub in North Rhine-Westphalia. With its central location in the Ruhr area and proximity to the metropolitan cities of Düsseldorf, Cologne, and Dortmund, Wuppertal offers excellent connections to important economic regions. The city is known for its innovative economy, strongly shaped by small and medium-sized enterprises, and provides good infrastructure, including the world-famous suspended monorail, which defines the cityscape. Wuppertal is also an important educational center, complemented by the renowned University of Wuppertal. The mix of urban life, economic dynamism, and a green environment makes Wuppertal an attractive location for businesses and investors.



- ▶ Centrally positioned in the Ruhr area with excellent connections to Düsseldorf, Cologne, and Dortmund
- ▶ Strong industrial tradition and thriving small and medium-sized enterprises drive economic growth
- ▶ Combines urban vibrancy, renowned educational institutions, and the iconic suspended monorail with a green, scenic environment

 AIRPORT 30KM	 TRAIN STATION 6KM
 BUS STATION 0,2KM	 HIGHWAY 0,5KM



## Prime location with exceptional transport connectivity

Our property in Wuppertal impresses with its excellent transport connections. It is reachable to highways A46 and A535, with on-ramps in just 3 minutes. This allows access to the major highways A1 and A3 within only 13 minutes. Additionally, the area is accessible via three entrances: Düsseldorfer Straße, Mettmanner Straße, and Lüntenbecker Weg, which is almost directly accessible from the highway.

### ХАРАКТЕРИСТИКИ НА ПАРКА

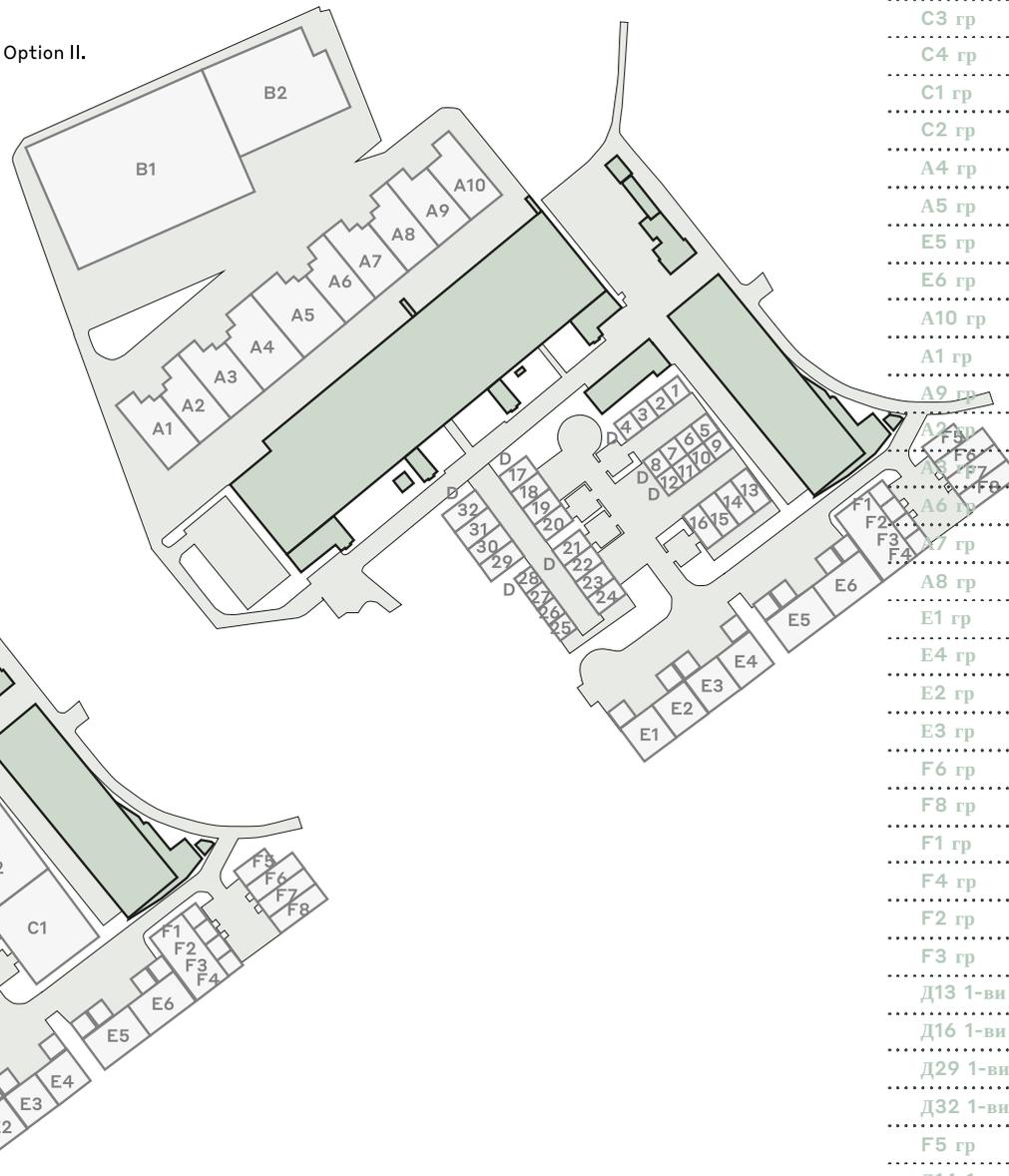
- ▶ Working and designing in listed buildings, in an urban quarter between historic buildings
- ▶ New buildings to the highest standard
- ▶ Leading built-to-suit developer and individual design options
- ▶ Storage areas with ramp, ground-level access and parking spaces



Option I.



Option II.



- Налично за построяване
- Планирано
- Построено

V1 гр	9 120 кв.м.	Планирано
V2 гр	3 855 кв.м.	Планирано
C3 гр	3 020 кв.м.	Планирано
C4 гр	3 020 кв.м.	Планирано
C1 гр	2 594 кв.м.	Планирано
C2 гр	2 594 кв.м.	Планирано
A4 гр	1 465 кв.м.	Планирано
A5 гр	1 465 кв.м.	Планирано
E5 гр	1 230 кв.м.	Планирано
E6 гр	1 206 кв.м.	Планирано
A10 гр	1 123 кв.м.	Планирано
A1 гр	1 101 кв.м.	Планирано
A9 гр	1 092 кв.м.	Планирано
A2 гр	1 070 кв.м.	Планирано
A3 гр	1 070 кв.м.	Планирано
A6 гр	1 070 кв.м.	Планирано
A7 гр	1 070 кв.м.	Планирано
A8 гр	1 070 кв.м.	Планирано
E1 гр	782 кв.м.	Планирано
E4 гр	782 кв.м.	Планирано
E2 гр	758 кв.м.	Планирано
E3 гр	758 кв.м.	Планирано
F6 гр	471 кв.м.	Планирано
F8 гр	471 кв.м.	Планирано
F1 гр	463 кв.м.	Планирано
F4 гр	463 кв.м.	Планирано
F2 гр	436 кв.м.	Планирано
F3 гр	436 кв.м.	Планирано
D13 1-ви	320 кв.м.	Планирано
D16 1-ви	320 кв.м.	Планирано
D29 1-ви	320 кв.м.	Планирано
D32 1-ви	320 кв.м.	Планирано
F5 гр	319 кв.м.	Планирано
D14 1-ви	303 кв.м.	Планирано
D15 1-ви	303 кв.м.	Планирано
D30 1-ви	303 кв.м.	Планирано

КЛЮЧОВИ ДАННИ ЗА ПАРКА

# CTPark Wuppertal



ПЛАНИРАНО



2 MINUTE WALK



ОЗЕЛЕНЯВАНЕ

НАЛИЧНО СЕГА

0 КВ.М.

ВЪЗМОЖНОСТ ЗА РАЗВИТИЕ

51 522 КВ.М.

ЗАСТРОЕНА ПЛОЩ

0 КВ.М.

ОБЩА ПЛОЩ

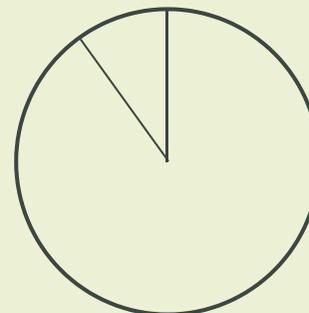
13,50 хектара



ИНДУСТРИИ В ПАРКА

90% Автомобилна  
Индустрия

10% Друго





# ctPark NETWORK

WHERE YOU NEED TO BE  
**11 countries**

TRACK RECORD OF SUCCESS  
**14.6 mil. sqm GLA**

SPACE FOR YOU TO GROW  
**25.7 million sqm landbank**

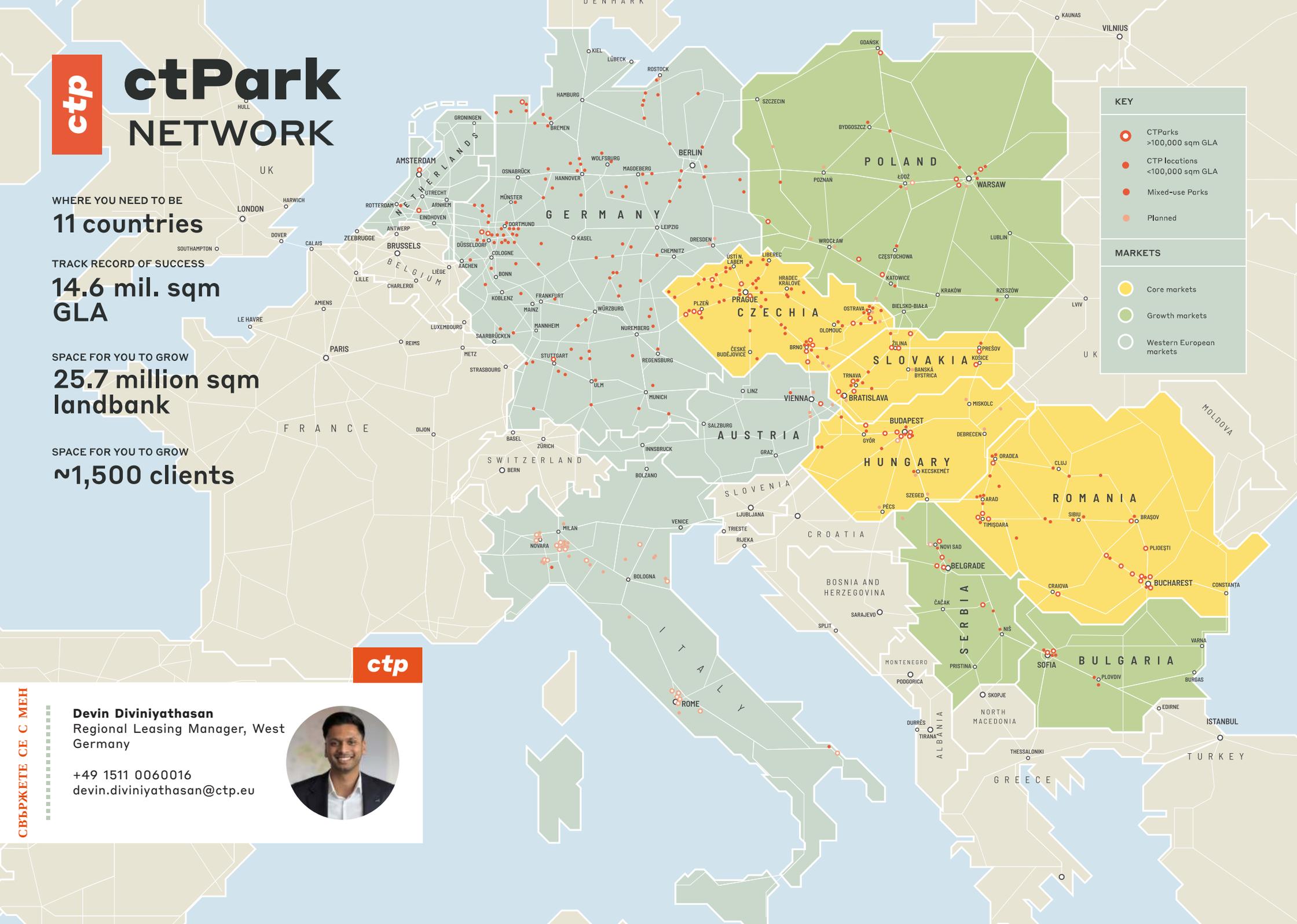
SPACE FOR YOU TO GROW  
**≈1,500 clients**

**KEY**

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

**MARKETS**

- Core markets
- Growth markets
- Western European markets



**Devin Diviniyathan**  
 Regional Leasing Manager, West Germany

+49 1511 0060016  
 devin.diviniyathan@ctp.eu

