

# EXPOSÉ

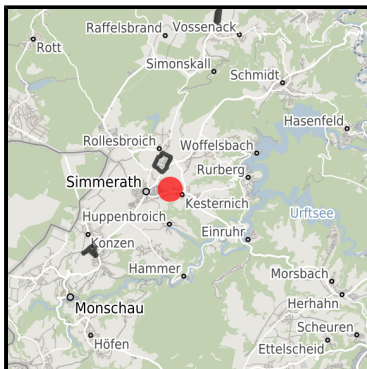
## Gewerbegebiet Simmerath - Erweiterung

Ort: Simmerath

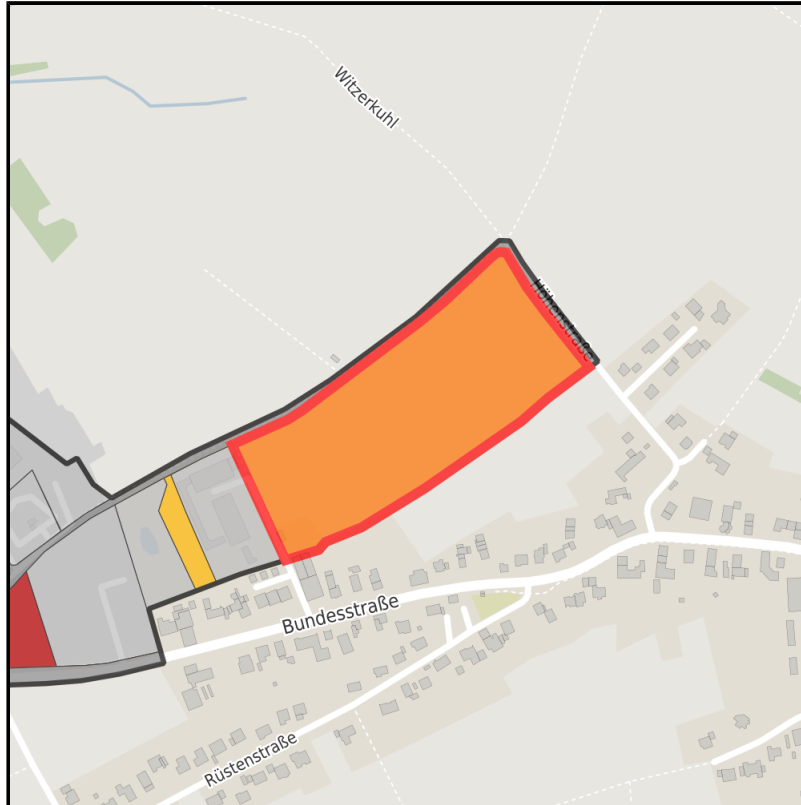
[www.germansite.de](http://www.germansite.de)



Regional overview



Municipal overview



Detail view

### Parcel

Area size	43,590 m <sup>2</sup>
Availability	Available area within short term (< 2 years)
Area designation	Commercial zone
Divisible	Yes
24h operation	No

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### Details on commercial zone

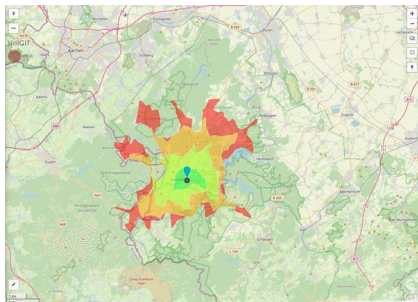
Business park Simmerath - Expansion

The increasing demand for further commercial spaces at the Simmerath location is being met by the designation of an extension area of approx. 13 ha. The current Simmerath industrial estate has existed since 1977 on an area of approx. 30 hectares. Approximately 120 companies have settled in the Simmerath industrial estate, whereby the commercial use is predominantly characterised by trade. Approximately 950 jobs are provided.

Industrial tax multiplier	420.00 %
Area type	GE

### Links

<https://www.gistra.de>



Erreichbarkeit in 20 Minuten: 38.500  
Einwohner

### Transport infrastructure

Freeway	A44	23.6 km
Airport	Maastricht Aachen	75.4 km
Airport	Liège (B)	79.9 km
Port	Liège (B)	65.7 km
Port	Am Godorfer Köln	67.5 km

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### Information about Simmerath

Simmerath represents an ambitious and modern community with 15,000 inhabitants.

Located in the southern part of the Aachen region Simmerath is an interesting investment opportunity with excellent connection to the Netherlands, Belgium, Aachen and Cologne.

Establishing, investing and expanding business in Simmerath is supported by governmental programs in order to strengthen industry structure.

Majestic beech forests, gnarled oak trees and wild rivers: Experience pure nature in the Eifel National Park. Enhance working creativity surrounded by inspiring nature.



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**GERMAN.SITE**  
SITES AND REAL ESTATE

[www.germansite.de](http://www.germansite.de)

### Contact person

André Koll

Gemeinde Simmerath

Germany

+ 49 (0) 24 73/607 174

+49 (0)2473/607100

[akoll@gemeinde.simmerath.de](mailto:akoll@gemeinde.simmerath.de)

<http://www.simmerath.de>

In cooperation with:



**Aachener Gesellschaft für Technologietransfer und Innovation AGIT mbH**

Frank Leisten

+49(0)241 963-1050

+49(0)241 963-1033

[f.leisten@agit.de](mailto:f.leisten@agit.de)

<http://www.agit.de>