

Rückfragen

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Pressemitteilung

Warburg-HIH Invest Acquires Commercial Building in Bonn

- **Development site near central railway station**
- **WALT of 10.3 years**

Hamburg/Bonn, 12 February 2019 – Warburg-HIH Invest Real Estate (Warburg-HIH Invest) just acquired a fully occupied commercial building with a gross lettable area of 1,908 square metres in the city of Bonn. The property, which was modernised in 2013 and 2019, is earmarked for the “Warburg-HIH Perspektive Einzelhandel: Fokus Geschäftshäuser” open-ended special AIF. Main tenant is the L’Osteria franchise restaurant, which occupies a lettable area of around 1,200 square metres on a fixed-term lease of twelve years and just opened for business on 22 January. The restaurant is operated and rented by the company MCH 3 Betriebsgesellschaft mbH. Other units in the building are let to offices and doctors’ offices while rental flats occupy 190 square metres. Overall, the leases result in an exceptionally long WALT of 10.3 years for the house at “In der Sürst 3.”

The property was sold by Hahne Immobilien. “We are delighted to have found in Warburg-HIH Invest an excellent partner for our original place of business,” said Managing Director Kent Hahne. The sale was brokered by Colliers International Deutschland. Legal counsel to the seller side was provided by the law firm of Loschelder. The buyer was advised on legal aspects by the law firm of Ashurst and on technical matters by Consulting Partners Hamburg.

“A number of property developments near the central railway station of Bonn will cause the prime high-street area in the adjacent pedestrian precinct to be repositioned upon completion,” said Jens Nagelsmeier, Head of Retail Transactions at Warburg-HIH Invest. “The previously rather unappealing railway station forecourt will transform into an urban site marked by a high quality of stay and an attractive footfall as new retail, gastronomy and hospitality venues are added.”

“The acquisition underlines the selective and quality-focused set-up of the fund portfolio and perfectly complements the investment profile because of the location, the type of use, and the lease term,” said



Thomas Christ, Senior Fund Manager at Warburg-HIH Invest.

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About Warburg-HIH Invest

Warburg-HIH Invest Real Estate (Warburg-HIH Invest) is an independent pan-European investment manager for real estate with currently 8.2 billion euros worth of assets under management. Over the past 15 years, the company has positioned itself as specialist for pan-European real estate investments. Around 150 institutional clients have entrusted their capital to Warburg-HIH Invest—for the acquisition of real estate and its integration into the requested fund solution.

For more details, visit us on the internet at: www.warburg-hih.com