

www.businesspark-ehingen.de



BusinessPark

Ehingen Donau

Synopsis



Greetings from Ehingen (Donau)



The town boasts many examples of how companies have made successful use of development opportunities and support available in Ehingen. Our aim is to give further evidence of this at the new Business Park and to actively encourage economic development in the area. We look forward to hearing from you.

Alexander Baumann
Lord Mayor of Ehingen (Donau)



There can be no doubt the Business Park will soon be buzzing with activity and success, as the building complex at Ehingen will generate a great deal of interest for those who want to see their businesses thrive through hard work and competence.

Prof. Hubert Schulte-Kemper
Director
BED Businesspark Ehingen Donau GmbH



The links between BED Businesspark Ehingen Donau and the town of Ehingen provide ideal conditions for the public sector to work hand in hand with private partners. This helps to create trust and security for our future clients at the Businesspark.

Bettina Gühr
Director
BED Businesspark Ehingen Donau GmbH



I am especially motivated by the desire to develop new opportunities for an existing well-maintained complex in order to provide flexible, competitively priced business facilities and accommodation, particularly for start-up companies.

Prof. Michael Gaßner
Director
BED Businesspark Ehingen Donau GmbH

BED Businesspark Ehingen Donau

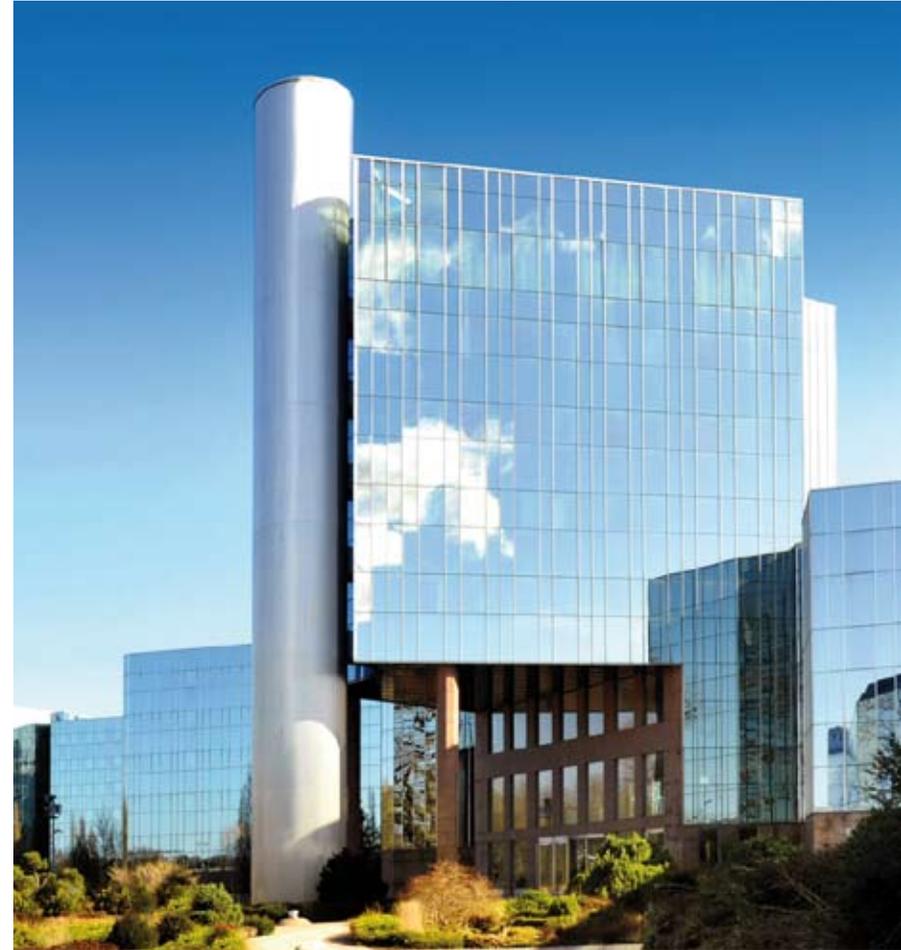


The Businesspark can provide facilities for a wide range of companies from small start-up companies, to large established companies, across a range of sectors such as health-care, education, business training, delivering the required office facilities.

The enormous building complex with a glass facade and a total surface of 22,000 square metres of rentable space consists of four unique units with modern and individual design.

Office space can be rented from one-room offices (23 square metres) to an entire wing (600 square metres). In addition large conference and seminar rooms are available.

To summarize, BED offers functional, modern, flexible, fully serviced, competitively priced facilities including super fast internet access. The offices are ready for occupancy.



Location of Ehingen in the “Alb-Donau-Kreis”



Location

Ehingen is located in the “Alb-Donau-Kreis”, the County District, where the Swabian Jura (“Schwäbische Alb”) meets the Danube, in the Southeast of Baden-Württemberg. It is the biggest town (with 25,300 inhabitants) in the district. The town of Ulm is 27 km away and the town of Biberach is 23 km away.

Access by road

B 311 “along the upper Danube” from Ulm to Tuttlingen/Geisingen (A 81)

B 456 “across the Swabian Jura to the Oberland” from Bad Urach to Biberach and Leutkirch (A96)

B 492 Ehingen – Blaubeuren – Ulm (B 28)

25 km to B 28 / A 7 Kempten – Würzburg

35 km to A 8 Munich – Stuttgart

Access by rail

Direct rail connections to Ulm (main station) as well as rail services to Stuttgart, Munich, Friedrichshafen and Lindau on the Lake of Constance

Access by air

Airports at: Stuttgart (85 km), Zurich (170 km), Friedrichshafen (95 km), Memmingen (70 km), Munich (170 km)

Highlights of the town

Religious buildings

- Former Franciscan monastery, today a Cultural Centre
- Catholic churches: Konviktskirche, St. Blasius parish church, Liebfrauenkirche (Church of Our Lady)
- Protestant church: Evangelische Stadtkirche
- Mosque

Museums

- Municipal Museum
- Beer Museum
- Spitalkapelle (Chapel of the former Holy Ghost Hospital)
- Museum Alte Säge (Old Sawmill)
- Roman Museum
- Clock-tower Museum
- Fashion Museum
- Broom Museum

Art galleries

- Schloss Mochental Gallery
- Ebingen municipal Art Gallery
- KunstKeller Gallery

Events

- Ebingen City Film Festival
- Ebingen Jazz Weekend
- Ebingen Carnival Guild representing a century-old tradition which continues to this day with the Shrove Tuesday procession when people wear local traditional masks
- Ebingen Summer and Children's Festival
- Kirbe (the traditional fair)
- Summer of Music
- Late-night Shopping

Everyday-Life

- excellent schools providing the full range of further education possibilities
- day care for nursery and primary school children from 7 a.m. to 5 p.m.
- Shopping on Market Square, pedestrian zone, shopping centres (furniture and DIY markets, garden centres, etc.)
- Clubs and societies for various activities: football, cycling, horse riding, hiking, flying, golf and tennis and not to forget our premier league basketball team (Bundesliga Ebingen-Urspring);
- outdoor swimming pool
- healthcare centre

Businesses

- Liebherr-Werk Ebingen GmbH
- Sappi Ebingen GmbH
- Tries GmbH & Co. KG
- Möbel Borst GmbH & Co. KG
- many well-established medium-sized companies
- solid business structure



Tourist attractions in the vicinity



The University City of Ulm

with the world-famous Ulm Minster (highest spire in the world) is only 25 km away

The mythical Swabian Mountains („Schwäbische Alb“)

- with a host of limestone caves full of stalactites and stalagmites, such as Falkensteiner Höhle, Laichinger Tiefenhöhle, Schillerhöhle, Sybillenloch, Bärenhöhle, Wimsener Höhle
- with the Swabian Alps Biosphere Reserve (UNESCO World Heritage Site),
- with Blautopf, the blue karst source of the River Blau (the blue river) and
- the Royal Stud at Marbach

The Upper Swabian Barockstraße

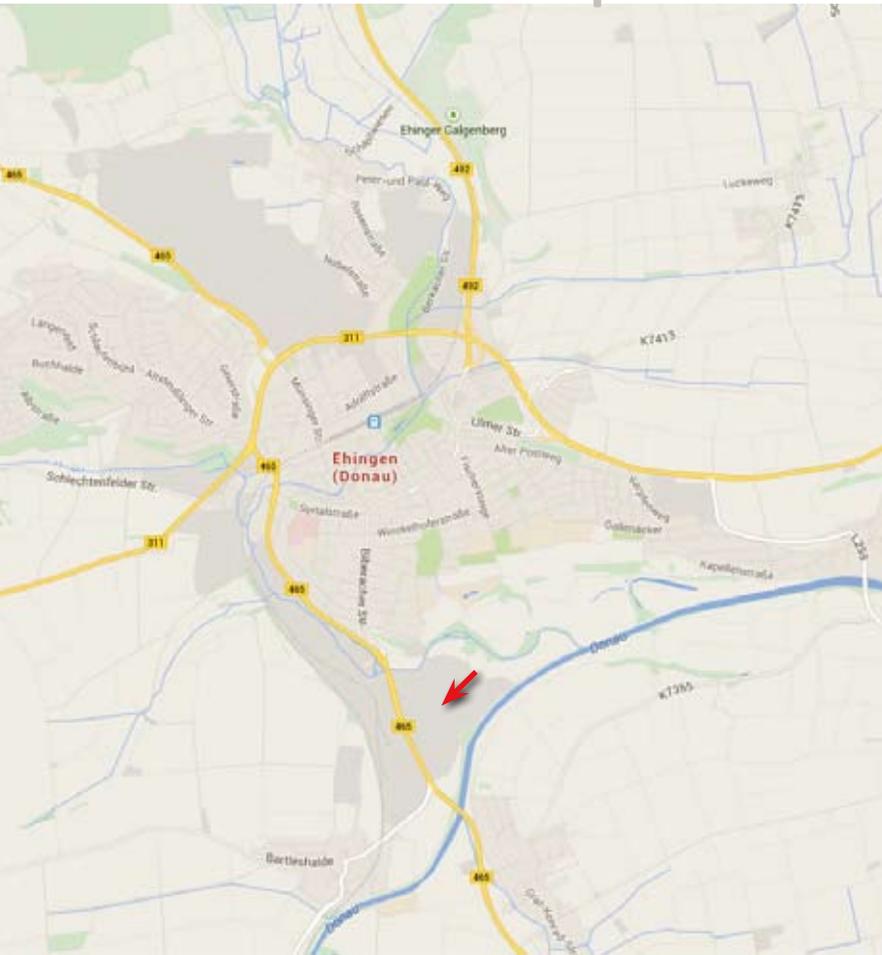
- taking you to the following churches and monasteries: Ulm Minster, Wiblingen Abbey, Blaubeuren Abbey, Zwiefalten Abbey, Schussenried Abbey and the breathtaking Rökkoko church at Steinhausen
- At the Blaubeuren Museum of Prehistory you can admire the „Venus of Hohle Fels“, which is the earliest known example of figurative prehistoric art (40,000 B.C.)

The bucolic Danube landscapes: Lautertal, Achtal, Blautal and Lonetal

Different outdoor activities, e.g. cross country skiing, golf, Nordic Walking, hiking, fishing



BED Businesspark Ehingen Donau

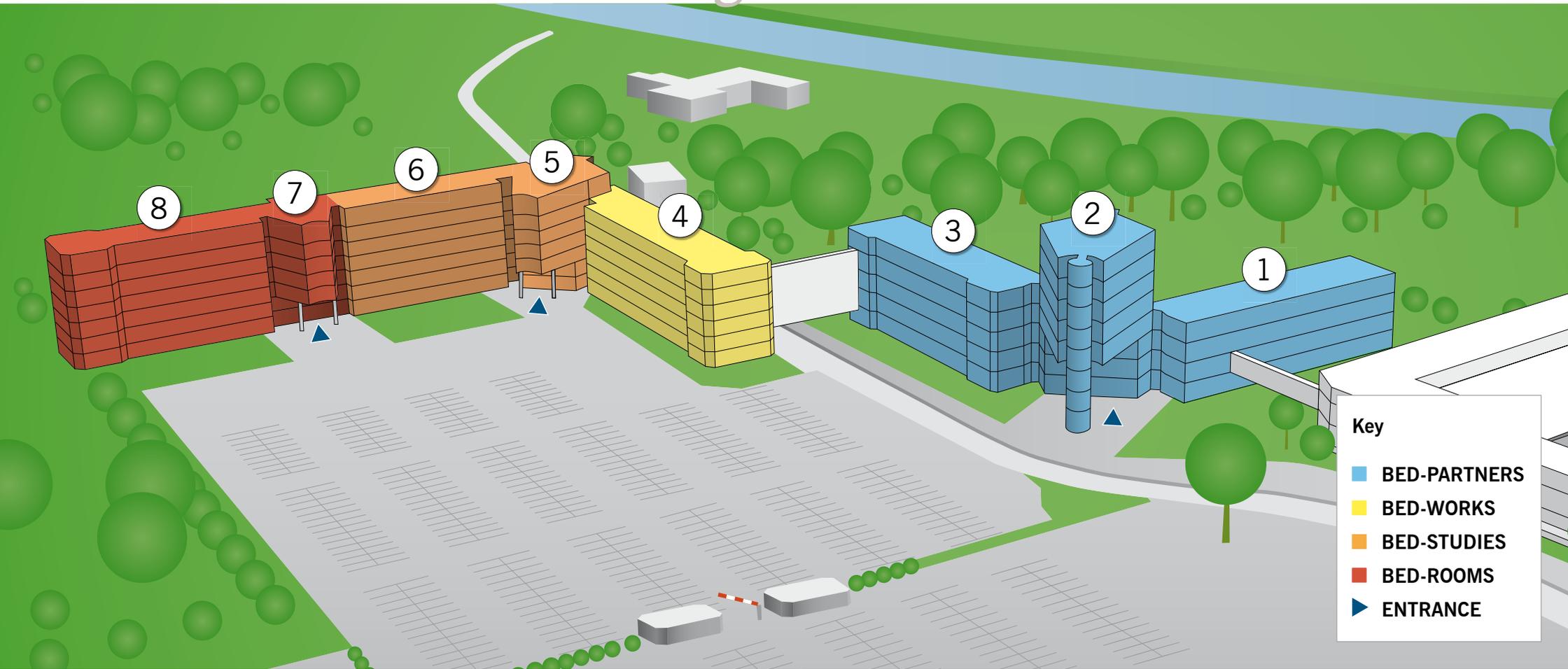


The BED Businesspark Ehingen Donau is ideally situated.

It has a **well-developed infrastructure** and is situated close to the Danube as well as to the small river Schmiech, thus perfectly combining **business and leisure**.

The Alb-Donau-Shopping-Centre nearby offers attractive shopping possibilities and a range of restaurants offering regional and international cuisine that your employees and guests will appreciate.

General view of the buildings



BED-PARTNERS



BED-PARTNERS - A Managed Office Center that sets new standards.

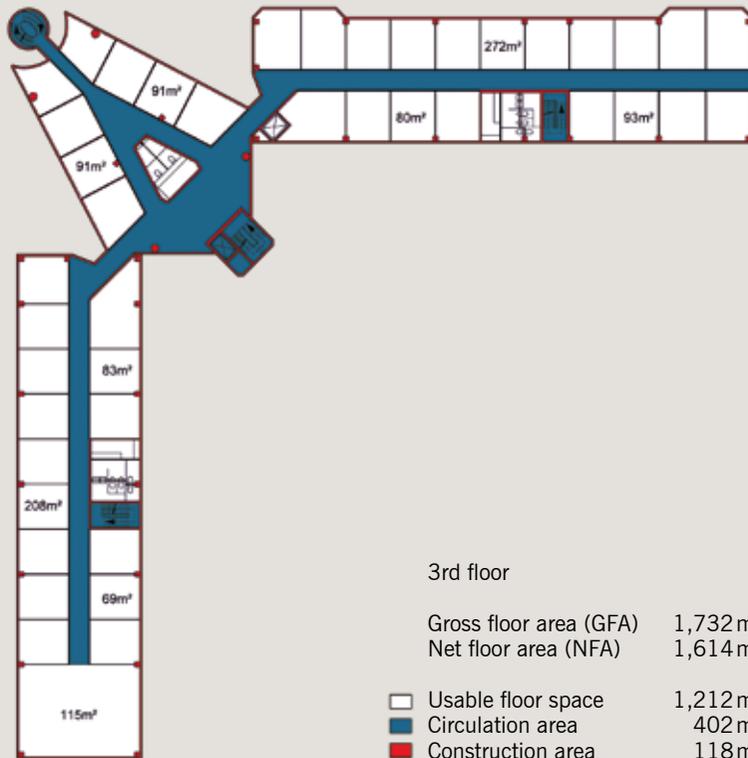
Providing office space for companies and institutions that meets their individual requirements. Whether you are looking for an **office with 23 square metres**, with **150 square metres** or an **entire floor of 500 square metres**, we can meet your requirements.

A range of office services are available to you, including **reception, switchboard** service and a central post room.

A **super fast internet connection** with guaranteed symmetrical transmission speeds of up to **622 Mbps** is about to be installed.

We offer **extremely competitive leasing terms** to start-ups and innovative businesses between Ulm to Lake Constance.

We will be happy to discuss with you individual solutions that are tailored to your needs.



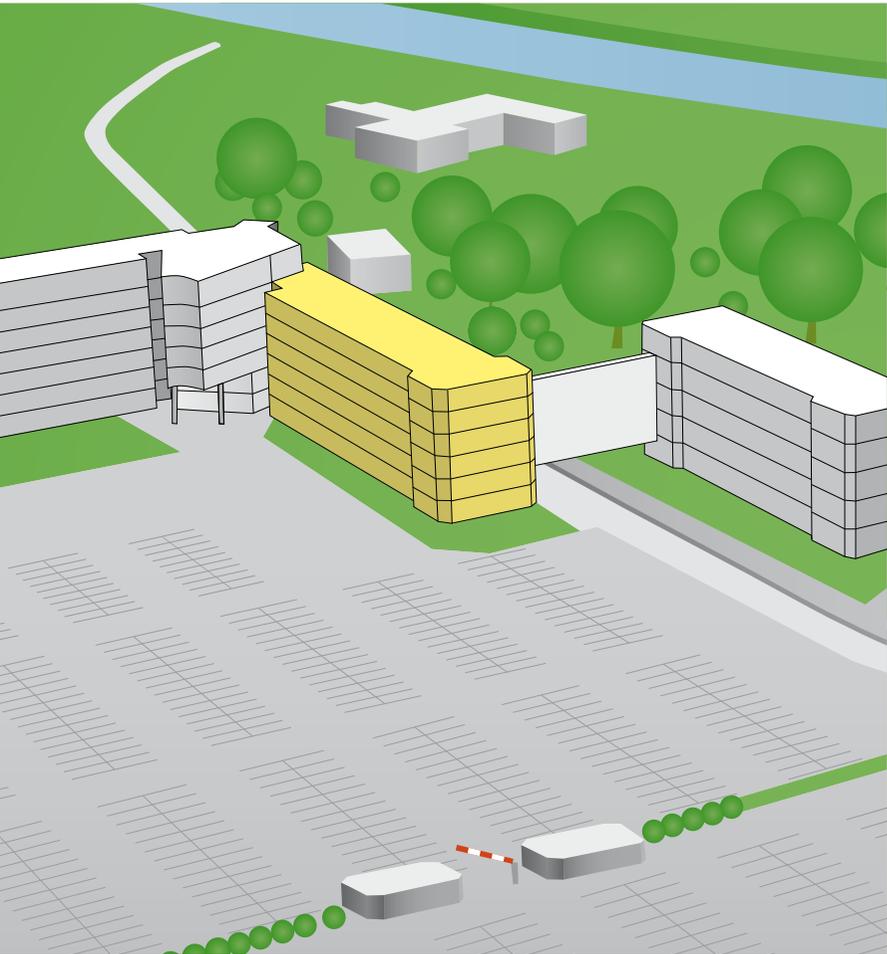
3rd floor

Gross floor area (GFA) 1,732m²
 Net floor area (NFA) 1,614m²

□ Usable floor space	1,212m ²
■ Circulation area	402m ²
■ Construction area	118m ²



BED-WORKS

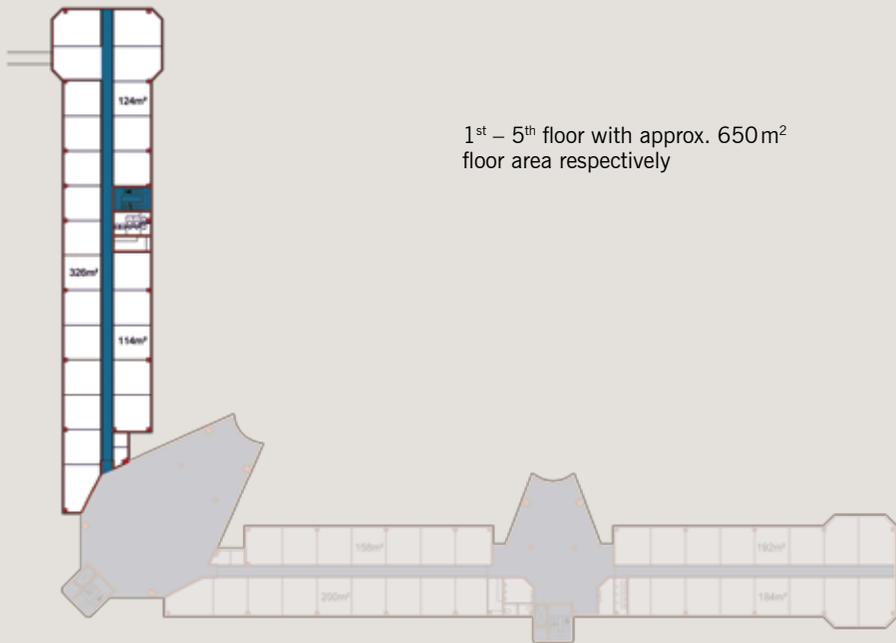


BED-WORKS - Large-scale office space requirements.

Entire floors can be leased in this part of the six-storey complex, **each floor covering 650 square metres**. Each floor has a tea and coffee making area, a large server cabinet and two toilet units, plus typically **22 offices, each covering approx. 23 square metres**, as well as a **50 square metres seminar room** and a storage room.

A **super fast internet connection** with guaranteed symmetrical transmission speeds of up to **622 Mbps** is about to be installed.

If you wish to hire facilities for large events, meetings, training courses and conferences, **rooms for up to 200 people** are **available for short term hire**.



1st – 5th floor with approx. 650m²
floor area respectively



BED-STUDIES



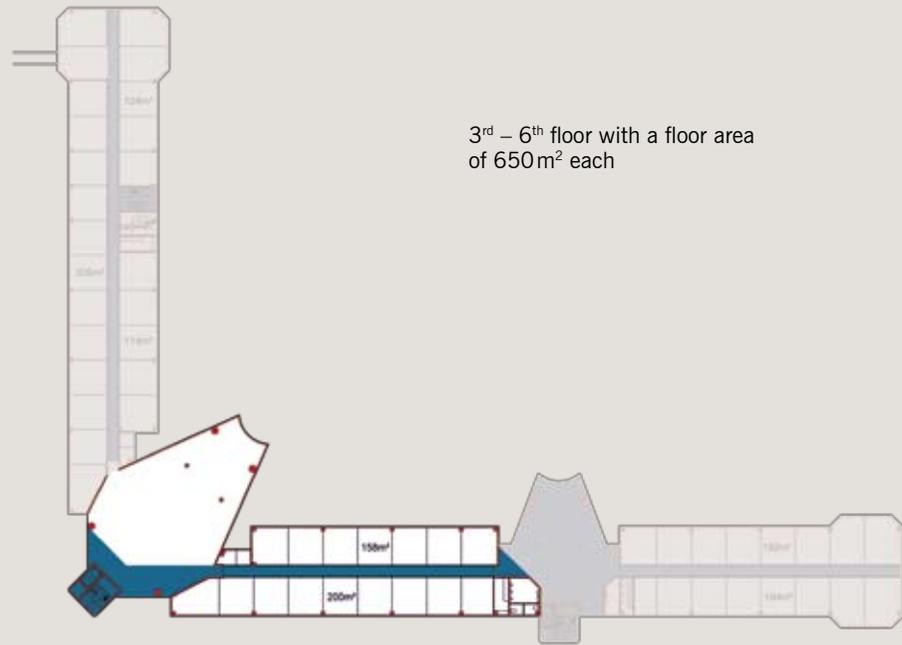
BED-STUDIES will be designed with the needs of training and education in mind – whether they be day, week or long-term courses. Training partners benefit from contemporary rooms with a spectacular view. The rooms are for up to 200 people, all equipped with the latest technology. Everything you need for successful learning is available. Individual and flexible room designs create flexible study environments for your workshops of all group sizes. Lifelong learning - students and trainees of all ages will feel at home at **BED-STUDIES**. To further support the learning process, a restaurant with an outdoor terrace and a bistro is available to the students.

BED-STUDIES offers **three large conference rooms, each covering 250 square metres** and **four storeys** (excl. ground, 1st or 2nd floors) **each covering 400 square metres** giving a total of 2,500 square metres.

Those who enjoy sport or are looking for a different activity in the evening or want to improve their fitness need look no further than **BED-GYMS & HEALTH**.

BED-GYMS & HEALTH

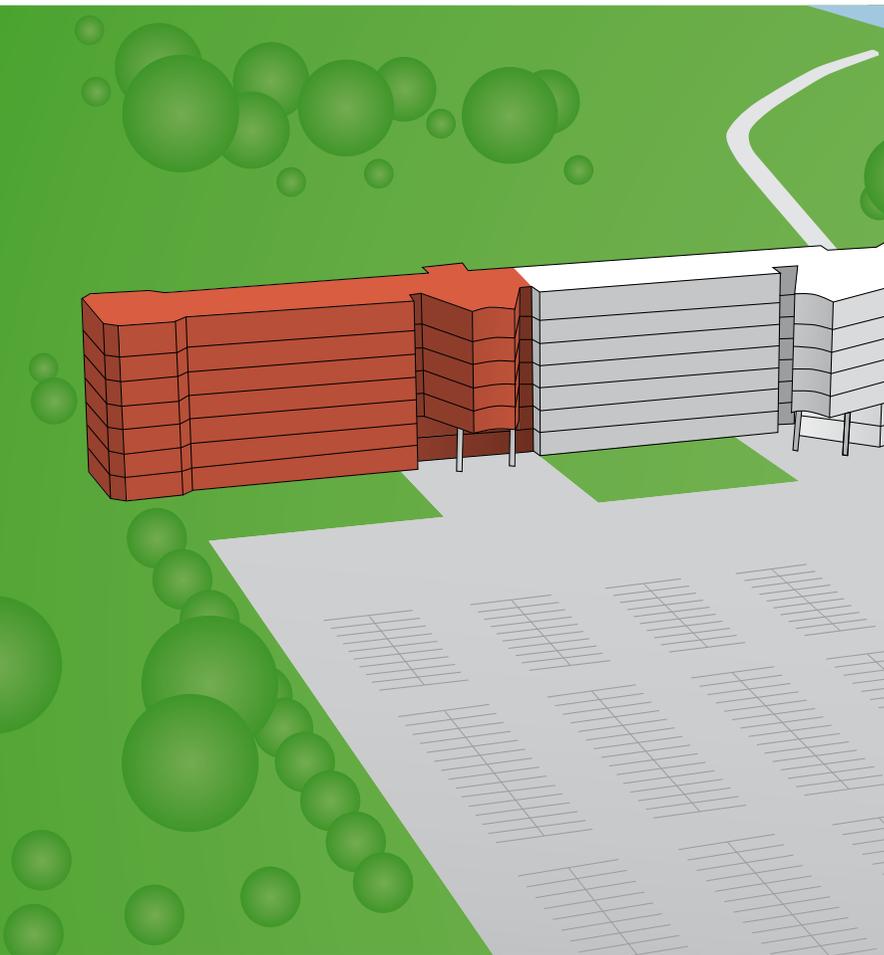
Will comprise **two fitness and training rooms each with 250 square metres floor space**, plus **two storeys each with 400 square metres floor space** for sports-medical services, spa and therapeutic treatments.



3rd – 6th floor with a floor area of 650m² each



BED-ROOMS



BED-ROOMS – living where you learn saves time and travel. It also helps to create a campus feeling, furthers team development and a sense of togetherness. This is ideal for joint learning and debates as well as for relaxing and enjoying activities after a demanding day.

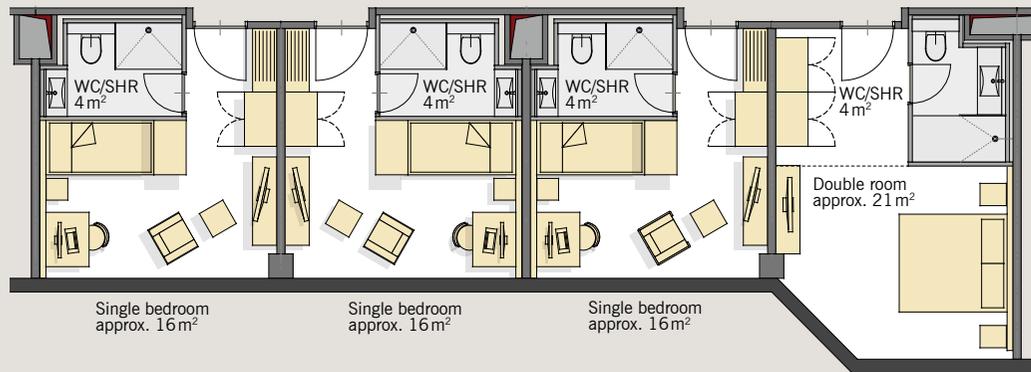
Attractive accommodation is offered to students and those attending training courses. It is also available to your business partners, employees and other individuals.

Convenient and comfortable rooms are attractively laid out with modern furniture, a work area with internet access and flat screen.

High quality catering is provided by the well regarded Ehingen hotel and catering businesses.

As networking between organisations and individuals becomes an evermore important feature of doing business today, we assist you by providing rooms at Ehingen Donau Business Park to accommodate your business partners in **BED-ROOMS** on a weekly or monthly basis.

Ehingen Donau Business Park helps you to meet all these needs – helping you achieve your goals is what motivates us.





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Ehingen Donau

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