

# DANMARKC

-in the heart of Denmark...

Aarhus 1 Hour

Billund 45 minutes

Esbjerg 55 minutes

Hamburg 2 1/2 Hour

Malmö 2.15 Hour

Copenhagen 2 Hour

Odense 40 minutes



**KONGENS KVARTER**  
*Business area next to the highway*



# KONGENS KVARTER

## -right next to the highway

### Type of company

The area has a unique central location in relation to infrastructure and is considered to be an exclusive area for commercial use in the Municipality of Fredericia.

The local plan zones the area for service trade in a wide sense. Buildings for administration, liberal professions, shops, restaurants, hotels, exhibition companies, larger sports and leisure facilities of regional importance (for instance multi-purpose arenas) business and leisure-time education and especially space-consuming retail trade.

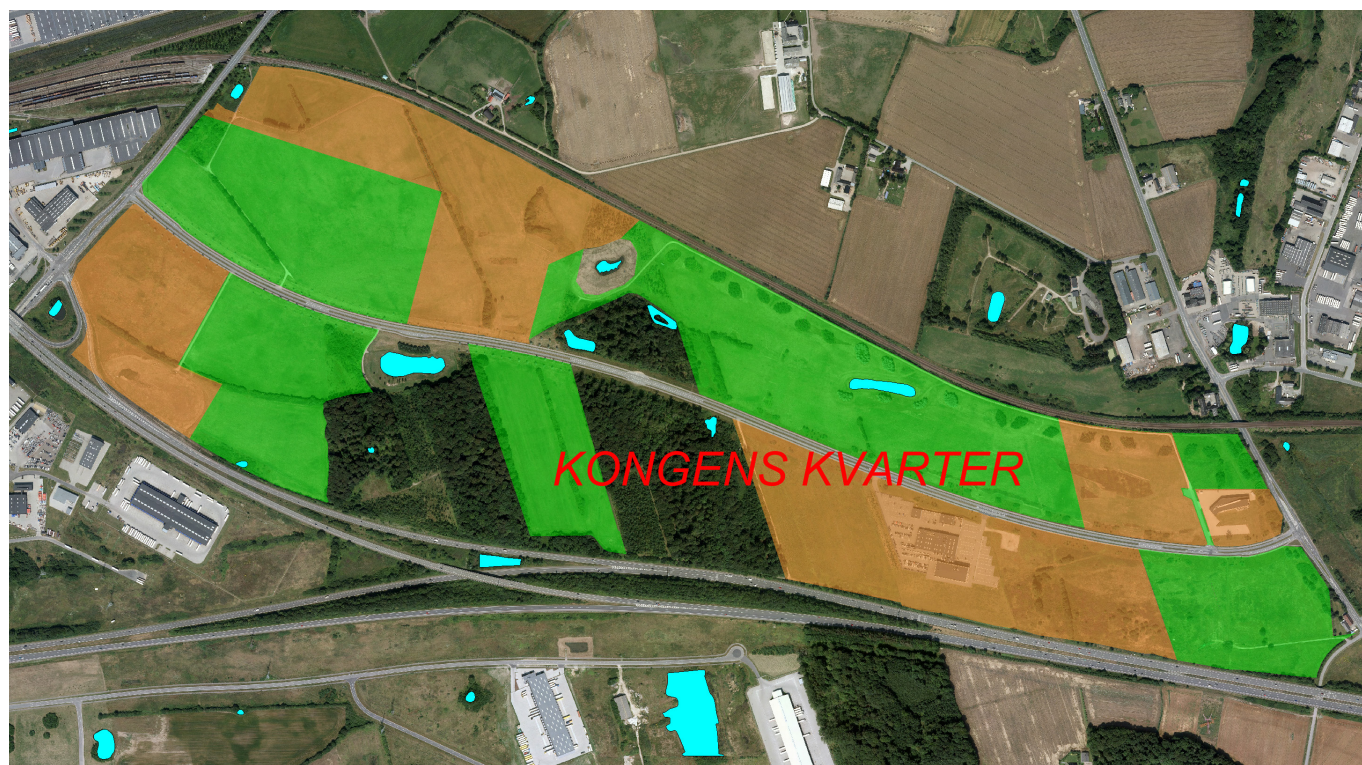
Furthermore collective plants and institutions (including public) and other social, educational, cultural and environmental service functions may be established, which are consistent with the use of the area for service trade.

### Access

The access takes place from Skærbækvej and Vejle Landevej with direct connection to the E45 motorway at Skærbækvej. Towards the northern demarcation of the area, between the main line and the connecting line it will be possible to have a stop for passenger trains.

In the area a new larger road, Kongens Kvarter, has been established which is running parallel with the motorway. Where the road meets Skærbækvej and Vejle Landevej traffic lights have been established.

### Map of the area



Aerial photo: DDO, copyright COWI. Cadastral map: copyright The National Survey and Cadastre.

### Total size of site

1.000.000 sqm, including approximately 700.000 sqm vacant space.

### Minimum plot size

5.000 sqm. The plots are sold individually with area sizes according to the requirements of each individual company.

### Plot ratio

100%.

### Price

From DKK 325 per sqm excl VAT, including connection fee for sewage system. The soil is delivered ready for development, and water, drain and electricity have been/will be carried forward.

Plots larger than 9.999 sqm are sold via public tender, for which reason the above-mentioned price is directional.

### Companies in the area

The area is still under development, and several national and international companies have bought sites in the area, such as:

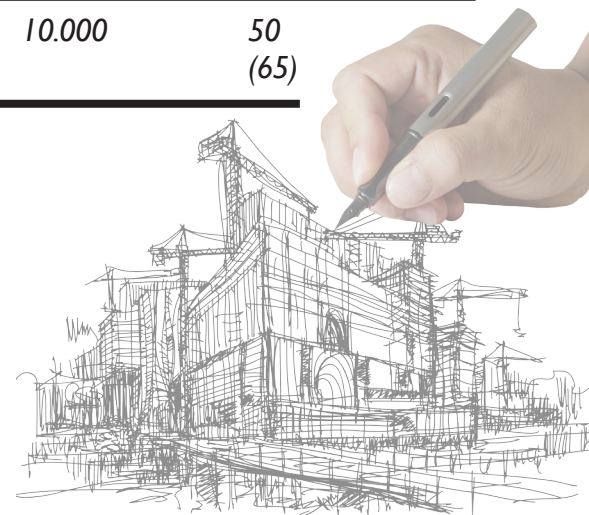
- Audi (Semler)
- Landmark A/S
- Davidsen Partnere A/S
- Kims Fliser A/S
- E20 Erhvervsudlejning A/S
- Promecon A/S

# The areas in DANMARKK



## Survey

Area	Use	Total sqm (vacant)	Minimums- size of site sqm	Plot ratio (exemption)
Kongens Kvarter	Space-consuming shops, office sector and leisure activities	1.000.000 (700.000)	5.000	100
Videnparken	Knowledge-based office sector	375.000 (15.000)	2–4.000	50
Prins Georgs Kvarter	Light production	475.000 (60.000)	2–4.000	50
Prins Christians Kvarter	Knowledge-based office sector and service trade	430.000 (270.000)	5.000	50
Dronningens Kvarter	Processing of food, office sector and administration	1.300.000 (345.000)	50.000	50 (65)
Prinsessens Kvarter	Distribution	1.600.000 (1.200.000)	10.000	50 (65)





# INTERESTED...

- We will help you

Questions regarding site development  
addressed to Fredericia City & Business  
or Fredericia Wastewater

CITY & BUSINESS.... +45 7210 5555

FREDERICIA WASTEWATER..... +45 7210 7100



## Sales Manager

Jens Ole Andersen  
Sales Manager | By & Erhverv  
Fredericia Kommune  
Gothersgade 20, DK 7000 Fredericia  
Mobile: +45 2291 3874  
Direct: +45 7210 7601  
E-mail: [jens.andersen@fredericia.dk](mailto:jens.andersen@fredericia.dk)



# DANMARKC

-in the heart of Denmark....

Fredericia Kommune • Gothersgade 20 • DK 7000 Fredericia • Phone + 45 7210 7000  
[kommunen@fredericia.dk](mailto:kommunen@fredericia.dk) • [www.fredericia.dk](http://www.fredericia.dk)

