



Location Ludwigshafen City on the Rhine





W.E.G. WirtschaftsEntwicklungsGesellschaft mbH

The economy of Ludwigshafen, be it the large-scale chemical industry, small craftwork business, start-ups or service providers, has always had a high level of innovative power. W.E.G. WirtschaftsEntwicklungsGesellschaft Ludwigshafen am Rhein mbH not only wishes to preserve this basis and strengthen the industrial setting, but also to expand the profile of the location.

W.E.G. is seeing itself as a service provider, meant to implement the economic strategy of the City of Ludwigshafen and thus considerably strengthen the economic structure of Ludwigshafen. Altogether, the city on the Rhine River offers an attractive economic setting and a variety of land potentials. A crucial spotlight of economic promotion is on the development of the existing stock of enterprises. In addition to maintaining the existing industrial status quo, the focus is on supporting the attraction of the new business and start-ups.

Each company is invited to address itself with its needs to W.E.G., where it will find a regular contact for purposeful assistance. The required contacts with decision-making boards, authorities and other necessary institutions will be made. The objective of W.E.G. is to render individual consultation, assistance and coordination in order to achieve a great customer proximity and thus accompany a project from the very first idea to its realisation.

W.E.G. was founded in 1991. Its partners comprise the City of Ludwigshafen (55 per cent), Sparkasse Vorderpfalz Ludwigshafen-Schifferstadt, VR Bank Rhein-Neckar eG Hafenbetriebe Ludwigshafen am Rhein GmbH, the Ludwigshafen port-operating company. The supervisory board of W.E.G. is chaired by Lord Mayor Dr. Eva Lohse, its manager is Klaus Dillinger.



Living on the Rhine River

Ludwigshafen am Rhein has got a lot to offer: The young city is one of the three major cities in the Rhine-Neckar Metropolitan Region and the economic power centre in Rhineland-Palatinate.

Ludwigshafen is a city with a high recreational value: Numerous parks can be found all across the city. The city park and the city centre with its shops, cafes and restaurants are located in the direct vicinity of the Rhine and invite to a stroll or shopping tour.

The strength of Ludwigshafen is made up by the connection of modern urbanity with grown structures.

Attractive living quarters offer space for most various needs and concepts of life: In Ludwigshafen, one is living close to the city directly on the Rhine, in urban districts with a rather village-type structure, in family-friendly new housing areas or in energy-efficiently refurbished flats in old buildings.

A lively cultural scene with the Theatre in the Pfalzbau, the Wilhelm Hack Museum or the Festival of the German Film are as characteristic for the life in the city as are committed and active sports associations. Top and recreational athletes compete in and for Ludwigshafen.

Ludwigshafen is an international city. Global companies - in particular of the chemical industry - are seated here. The city is a commercial power centre and a significant job provider for an entire region. People from more than 140 nations have found their home in Ludwigshafen.



Competencies

WirtschaftsEntwicklungsGesellschaft mbH (W.E.G.) offers competent and target-oriented support to entrepreneurs, start-ups, investors, project developers and traders.

The services offered by W.E.G. may be used by small-scale craft businesses up to major international corporations at no cost and without any obligation. In addition, W.E.G. offers targeted piloting services through the administration.

Competencies of W.E.G.

- On-site support for companies
- Acquisition of new companies
- Management of important projects of economic development
- Sale of city-owned real estate and property mediation
- Urban redevelopment, i.e. repositioning of the inner city
- City West - room for new urban ideas, property management in context with urban development within the framework of the renovation of "Hochstraße Nord" (northern elevated road)
- Support and guidance for local and regional networks

Manager of W.E.G.: Klaus Dillinger



Location-Related Factors

Ludwigshafen am Rhein is located in the centre of one of the most dynamic and liveable regions of Germany, the so-called “Rhine-Neckar Metropolitan Region” with more than 2.3 million people. With almost 166,000 inhabitants, the location of Ludwigshafen is considered to be a dynamic centre of industry and industry-related services.

Embedded in the heart of the Rhine-Neckar Metropolitan Region, the seventh largest economic area of Germany, Ludwigshafen am Rhein can benefit from an excellent traffic infrastructure, be it on the water, on the rails, or on the road. So it is, for instance, that the Mannheim/Ludwigshafen port centre is considered as the second largest inland port of Europe. The highly developed autobahn network of the Metropolitan Region is contributing its share to the excellent traffic infrastructure. Optimum interlinkage to the German road network is guaranteed by the A6 East/West axis and the A5 / A67 and A61 / A65 North/South axes.

Ludwigshafen As an Economic Location: An Outline

Location:	Federal Republic of Germany
Federal State:	Rhineland-Palatinate
Economic area:	“Rhine-Neckar Metropolitan Region Ludwigshafen / Mannheim / Heidelberg“
Planning placement:	Upper centre of the “Rhenish Palatinate” region
Area:	7768 ha, of which 1059 ha of green and unbuilt area
Inhabitants:	165,500 (as of: 31 December 2012)
Employees liable to social Security contributions:	94,174 (as of: 30 June 2012)
of whom in the Processing trade:	43,103 (as of: 30 June 2012)
Businesses with more than 50 employees:	70 (as of: 31 December 2011)
Trade tax Assessment rate:	375 (as of: 01 January 2012)
Real estate tax A:	320
Real estate tax B:	420
Industrial areas (developed or under planning):	A range of offer meeting the needs of most various demanders (office, retail trade, manufacturing trade, technology-oriented businesses etc)
Core competencies of the location:	Chemistry, health industry and pharmacy, traffic engineering and logistics

Location and Accessibility

Be it the Frankfurt am Main Airport, the Speyer / Ludwigshafen Airfield or the Mannheim central train station - Ludwigshafen always guarantees speedy connections on both a Europe-wide or international scale.

Traffic connections

Road: A6, A61, A65

Rails: Ludwigshafen and Mannheim central rail station
(with ICE connection)

Air-borne: Frankfurt Airport (approx 40 minutes by car)

Water: Rhine, inland port

Flying distances:

London: 2.5 hours (via Frankfurt)

Vienna: 2.5 hours (via Frankfurt)

Prague: 2 hours (via Frankfurt)

Hamburg: 1.5 hours (via Mannheim)



Real Estate Location

With the orientation to the Rhine River, a targeted location promotion and urban development policy, Ludwigshafen am Rhein, formed by industrial origins, has undergone a clear change.



The “Today for Tomorrow” urban redevelopment process has changed a lot in the city on the Rhine since 2008. With the development of a new urban quarter on the shore of the Rhine River and the construction of a shopping centre right on the waterfront, the city has experienced an investment thrust. Approximately 17,000 square metres of office area were created in the close vicinity of the city, all of which are being in use.



In context with a core topic of the city, i.e. the healthcare system, it is worth mentioning that a series of changes was triggered with newly constructed buildings such as the Lusanum Health Centre, the Rhine-Neckar Health Centre at the Accident Clinic of the German Employers’ Liability Association and the House of Health in the Gartenstadt district. Comparable things are expected for the so-called Technology Mile where the University Of Applied Sciences of Ludwigshafen am Rhein and the TZL Technology Centre are integrated as existing crystallisation cores.

Stable rents, a low vacancies level - just approximately four per cent in the office sector - and first of all the purchase prices, which are very favourable compared to the national level, support the positive frame conditions in all property segments.



Industry and Trade Database

WirtschaftsEntwicklungsGesellschaft Ludwigshafen am Rhein mbH provides companies with comprehensive consultation and support in all questions regarding the selection of the location, from the search for property to the planning phase and up to the construction permit and realisation.

As a matter of course, this applies also to business relocation and expansion. It is not by chance that both broadly positioned global players and successful medium-sized and innovative start-ups rely on the economic potential of the City of Ludwigshafen. W.E.G. provides assistance in the search for business property such as office, hall and storage areas or industrial special property. The Industry and Trade Database will provide you with a first overview in the form of a comprehensive offer of industrial property, office, hall and storage areas and industrial special property.

Available selection from the offer inside the urban limits:

- Commercial properties
- Production and storage buildings
- Offices/Practices
- Retail trade
- Catering/Hotel
- Other objects
- Incubation Centres

Commercial property offered by you:



Commercial Zones

W.E.G. WirtschaftsEntwicklungsGesellschaft is considered as an important first contact for any entrepreneurs wishing to settle or expand their business in Ludwigshafen.

Entrepreneurs will find areas in Ludwigshafen with most different characteristics meeting differentiated requirements as to the location. On the one hand, W.E.G. is active in the marketing of commercial areas owned by the City of Ludwigshafen. On the other hand, it develops individual and tailored solutions in close coordination with the City of Ludwigshafen. Entrepreneurs are increasingly making use of the service provided by W.E.G. in order to find the matching property complying with the proper combination of features.

The links below will provide you with an overview of the current unbuilt commercial and industrial areas.

- [In den Wingertsgewannen](#)
- [Technology Mile](#)
- [Am unteren Grasweg](#)

