



# Kildedal has room for world-class Life Science

*A business park to be developed for companies within Life Science and technology.*

**Novo Nordisk, Origio and Oticon already have offices in Kildedal. Ballerup Municipality is looking for potential investors and companies for a new business park close to Kildedal Station.**

Kildedal lies at the point where country meets town. The infrastructure around the area is excellent, with easy access to highway and airport, and just 30 minutes by road into the centre of Copenhagen.

**Two business clusters to be enhanced and synergies created**  
Ballerup has a number of enterprises within Life Science and technology, fields it wants to enhance. We therefore want to bring together IT/Tech and Life Science companies in Kildedal that will be developed from scratch.

## Phased development

The first phase will involve a small area close to Kildedal Station as part of a larger development area. Together with a private landowner, the municipality offers more than 60,000 square metres of floor space in the first phase. A draft master plan for the area has already been drawn up. The plan will form the basis of a development plan devised in consultation with investors.

## Surrounded by beautiful landscape

Kildedal is to be developed with an urban structure that follows the landscape, organised into streets and open spaces to create a lively atmosphere between buildings. The facades of the buildings will face into central streets with access to and a view of the landscape at the rear. Kildedal will be built for the way of working of the future.

## Facts Kildedal

Plots close to the station for urban development  
**235.222 m<sup>2</sup> in total**

## Estimated price level

Commerce  
**DKK 1,100 - 1,600 per m<sup>2</sup>/year**

## Close to Copenhagen

Copenhagen City Centre **25 km**  
Copenhagen Airport **35 km**

Nearest station **Kildedal Station**  
*30 minutes to Copenhagen Central Station*

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BALLERUP  
KOMMUNE

PART OF  
GREATER  
COPENHAGEN



## Building projects & phases

The four areas at Kildedal will be developed in three phases over the next 10 years.

### 1-2 years



#### 1

Site area  
62,222 m<sup>2</sup>

Built percentage  
100%

Gross floor area  
62,549 m<sup>2</sup>

Floors  
3-7 floors with possibility  
for up to 12 floors

Parking  
Over 800 parking spaces  
partially in construction  
and more than 1,000  
spaces for bicycle  
parking

### 2-5 years



#### 2

Site area  
105,000 m<sup>2</sup>

Built percentage  
100%

Gross floor area  
105,000 m<sup>2</sup>

Floors  
6

### 5-10 years



#### 3A

Site area  
56,000 m<sup>2</sup>

Built percentage  
75%

Gross floor area  
42,000 m<sup>2</sup>

Floors  
4

#### 3B

Site area  
68,000 m<sup>2</sup>

Built percentage  
100%

Gross floor area  
68,000 m<sup>2</sup>

Floors  
6



### Facts

#### Ballerup Municipality

**48,500** inhabitants

**45,000** jobs

**35,000** commuters into  
Ballerup everyday

Three large business clusters in  
the IT/technology, Life Science  
and Finance sectors

Many knowledge-based and  
specialist companies

A rich academic life with  
everything from high-school  
programmes and vocational  
programmes to the DTU Diplom.  
We are bringing companies and  
educational institutions together  
and improving opportunities for  
innovation



**Good infrastructure links town  
and countryside together,  
and Ballerup has five S-Train  
stations, 20+ bus lines, three  
bicycle highways and motorways  
connecting the municipality to  
the rest of Greater Copenhagen.**

### Contact

If you would like to know more and learn specifically about investment opportunities, we will be more than happy to meet you and show you around.

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