



Homes and businesses in an attractive area

The commercial district on Telegrafvej near Ballerup town centre is being transformed into a residential area combined with commercial offices.

Telegrafvej is a highly desirable location for house hunters from the entire region. It will now encompass both housing and commerce.

The commercial district around Telegrafvej enjoys an attractive location, midway between the village of Pederstrup in beautiful countryside and Ballerup town centre with its station and numerous shops and cultural facilities.

Transformation of old commercial district

Today the district features factories and warehouses, which no longer live up to companies' modern requirements. But, given its very central location, the Telegrafvej district has huge development potential to become an attractive part of Ballerup town centre.

New neighbourhood in the pipeline

Ballerup Municipality is currently working to create planning opportunities, so that the former commercial district can be gradually transformed to accommodate housing, offices, service-oriented businesses and institutions. The transformation of the district into a neighbourhood with a greater mixture of facilities will involve dialogue with the companies that already exist there.

Facts **Telegrafvej**

Plots close to the station for urban development
26,000 m² in total

Overall construction potential
85,500 m² of floor space

Estimated price level

Owner-occupied flat
DKK 25,000-27,000 m²

Rented flat
DKK 1,100-1,300 m²/year

Close to Copenhagen

Copenhagen City Centre **20 km**
Copenhagen Airport **25 km**

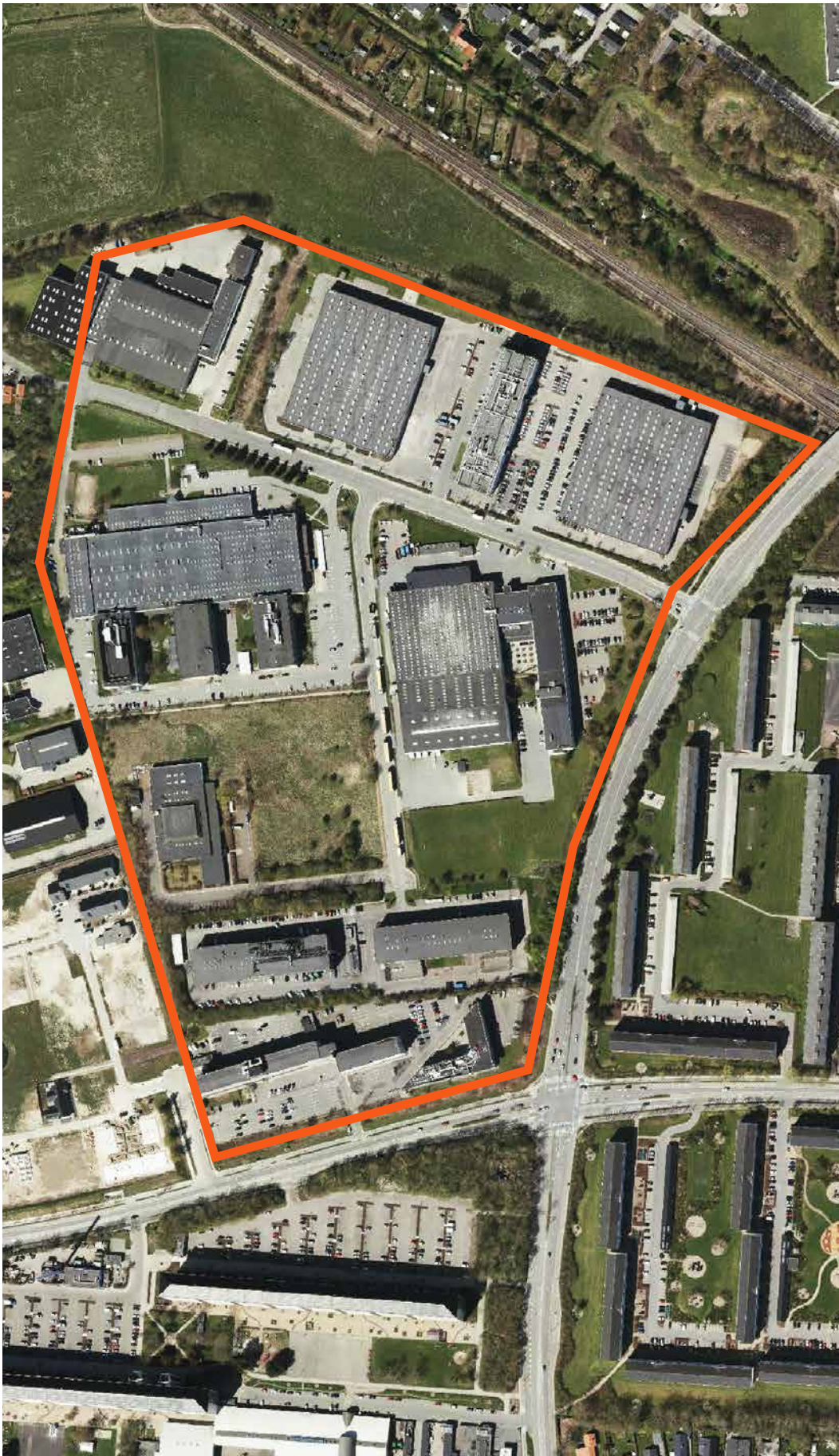
Nearest station **Ballerup Station**
25 minutes to Copenhagen Central Station

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BALLERUP
KOMMUNE

PART OF
GREATER
COPENHAGEN



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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