

# Invest in the Pilsen Region

## Fabrika Business Park



**The Fabrika Business Park project is a modern office building complex located in a highly attractive location of the Green Triangle – South in Pilsen. This area, which is important for the development of a knowledge-based economy, is located in the southwest of the city and offers direct connections to the Pilsen Borská Pole City Industrial Park and the University of West Bohemia campus.**

This complex of eight buildings offers a total of 38,000m<sup>2</sup> of category A office space, including the infrastructure for additional services and plenty of parking space. One of the project's advantages is that firms will have the opportunity to work with a renowned recruitment agency based right at Fabrika Business Park in hiring qualified staff.

The first phase (of four) plans for the construction of two buildings with 9,844 m<sup>2</sup> leasable space. The completion of the project in phases creates optimal conditions for companies to grow dynamically. The arrangement of individual buildings will allow them to remain highly visible and distinct; there is also the option of merging buildings to create larger

units with up to 2,100 m<sup>2</sup> floor space. Landscaped parks surrounding the area provide a first-rate work environment as well as a place where employees can go to relax.

Fabrika Business Park is also a desirable location in terms of transportation access. A bus stop will be located right in front of the planned complex and the extended tram line will be within walking distance, right next to the University of West Bohemia. Access by car from downtown Pilsen and the highway artery (D5 motorway) is also easy. The project offers convenient parking in an open-air lot and multi-storey car park.

In December 2008 real estate development plan submitted by Immorent ČR s.r.o. received a building permit and construction of the first phase is tentatively planned for late 2009, based on existing demand for office space rental.

If you are interested or would like to receive additional information, please visit the project website at [www.fabrikaplen.cz](http://www.fabrikaplen.cz) or email your questions to milan.zikmund@immorent.cz.

## Knowledge Economy

### Reasons to Invest in Pilsen

#### Transport

- good transport links
- a road and rail transport hub

#### Location

- strategic position on the D5 motorway linking Prague with Germany and Western Europe
- close to Prague international airport

#### Education

- a wide range of secondary schools specializing in electrical, mechanical, construction and transport engineering
- universities, colleges and secondary schools offering tuition in English
- University of West Bohemia in Pilsen – seven faculties (Mechanical Engineering, Electrical Engineering, Applied Sciences, Economics, Philosophy and Arts, Law, Education)
- Charles University in Prague, Faculty of Medicine in Pilsen – degree programmes in General Medicine and Dentistry and a well developed research programme

#### Conditions for Investors

- experience with foreign investment
- investor support
- a high-quality industrial base

#### Conditions for Life

- excellent living conditions
- excellent health and social care
- all the cultural and sporting facilities you would expect of a major regional centre

## Pilsen keeps pace with network technology development



**The University of West Bohemia in Pilsen and Cisco have made a preliminary agreement on collaborating in several projects, including creating a knowledge centre, expanding network specialist training courses and working together to build a modern university campus network infrastructure. These projects make it possible for the university to keep pace with rapid developments in the network technology sector and offer students a modern learning environment.**

The knowledge centre will develop broadband network initiatives and projects that are focused on bridging the gap between urban and rural areas and creating modern metropolitan networks. The integration of Cisco Certified Networking Associate and Cisco Certified Networking Professional training courses into the university's Bachelors and Masters programmes represents another point in the agreement.

Collaboration is also focused on building a modern university campus infrastructure based on Next Generation Networking (NGN). In the future, NGN will provide 19,000 students and 2,000 teachers

with access to highly advanced data, voice and video services. The local high-speed wired and wireless networks and 10Gb Internet connection provided by the national network for science, research and education CESNET 2 will be equally used in the construction of the network. Information will also be exchanged in the area of developing technical solutions for fixed-line and the next generation of mobile networks.

Since 2000 the University of West Bohemia has been a regional Cisco Networking Academy training specialists in network and ICT technology. The university currently supports another six local academies in the Pilsen region.

## Knowledge Economy

### Reasons to Invest in the Pilsen Region

#### Location

- attractive geographical position on the East/West axis

#### Human Resources

- qualified labour force in technical fields
- education, university with technical faculties

#### Conditions for Investors

- development areas in the urban centres
- real estate and spaces to let
- investment incentives
- advanced telecommunications infrastructure

#### Experience

- investments already implemented

#### Other Conditions

- healthy environment
- culture, activities



# Brownfields in the Pilsen Region

## Brownfields



**Although brownfields used to almost always be mentioned as a consequence of industrial transformation, a research study conducted by CzechInvest showed that the greatest number of brownfield sites in the Czech Republic were used in agriculture (34.9%). In the Pilsen Region, a full 10 % more sites are agricultural. Industry ranks second with 29 %, followed by civil infrastructure (12%). The share of military land – in the Pilsen Region (11 %) nearly double the national average – is particularly noteworthy.**

The Pilsen Region is offering investors up to 750 abandoned and dilapidated sites with a total area of 24.55 km<sup>2</sup>. Municipalities and businesses can receive subsidies from 13 various EU programmes as well as from national funds to revitalize these sites.

According to the CzechInvest study conducted in conjunction with the region, after revitalisation, the predominance of agriculture, industry and military should be mainly replaced by services and housing. The largest number of brownfield sites would be best put to use in mixed agriculture (agri-tourism, organic farming) and projects that combine housing and agricultural production, the study explains. Approximately 28 % of current brownfield sites remain usable for industrial production, but the study does recommend a major shift towards light service-related industry. Over 30 % of this land could then find new use in civil infrastructure, services and housing.

The study also found that 59 % of the abandoned sites

in the region have not been contaminated, which is 7 % better than the nationwide average. In terms of ownership, 78 % of the brownfields have remained in private hands, with the remainder owned by public sector institutions.

The Pilsen Region has posted 20 potential brownfield sites with a total area of 224.72 hectares on its website; four of these sites are in Pilsen (Slovany barracks, Světovar barracks, Papírna Plzeň and Klotz brick factory). One redevelopment site which is unique in terms of use has not appeared on the list – the former outdoor swimming pool at Lopatárna (see orthophoto) in the Doubravka district.

This land has an area of approximately 48,000 m<sup>2</sup> and is located between the Úslava River, the Prague-Pilsen rail corridor and Chrástecká Street. The land parcels and buildings in the area are owned by individuals and the civic association SKP Rapid Sport Plzeň. The site is accessed from both Těšínská Street and Chrástecká Street. A planned underpass below the railroad tracks near the Moravská Street extension will provide additional access for pedestrians and cyclists. The zoning plan defines the site as suitable for locating sports and sports-related buildings and facilities (such as for multifunctional sports halls, wellness centres, recreation and entertainment facilities, accommodation space and integrated dining, sales, health and/or service facilities). Additional information can be found at the [Urban Planning and Development Institute of the City of Pilsen website](#).

### Reasons to Develop Brownfields in the Pilsen Region

#### Location

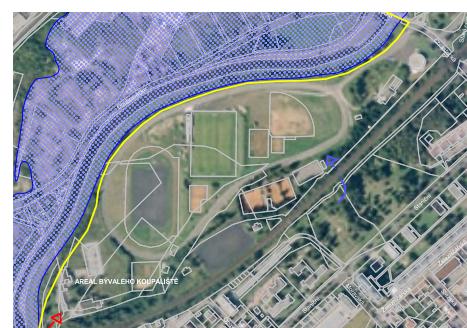
- locations in attractive parts of cities
- unique identity of locations

#### Conditions for Investors

- existing infrastructure
- easier planning process

#### Public Support

- public support for revitalisation, for covering additional expenses related to regeneration of brownfields (environmental damage, demolitions)



## Human resources support from EU funds

When deciding where to locate a business, the quality and quantity of available human resources as well as opportunities for financial support are all important factors. In the Czech Republic, businesses can receive subsidies for employee training activities from EU structural funds for the 2007-2013 budget period. As part of the Employment and Human Resources Development Operational Programme, financed from the European Social Fund, companies can apply for support for costs of operating training projects. Subsidies for investments into building employee training infrastructure at industrial-sector companies are provided as part of the Enterprise and Innovation Operational Programme financed by the European Regional Development Fund.

In the Employment and Human Resources Development Operational Programme, applications for operations subsidies can be made for both general employee training (PC training, foreign languages, sales and management skills etc) and special training that can be put to use for the specific company and job (e.g. operating special equipment) as part of support area 1.1 Increasing Employee Adaptability and Enterprise Competitiveness. Depending on the size of the company and type of activity, the subsidy level ranges from 35 % to 100 % of eligible expenditures for the project; these also include staff wages for

the period they are in training. Support is not just for the actual training activities; there is also support for creating corporate training programmes including instructor preparation, job sustainability through corporate development programmes, human resources development and management systems that lead to motivating and developing active employees, the application of flexitime work models etc. Detailed up-to-date information can be found at <http://www.esfcr.cz/07-13/oplzz>.

In the Enterprise and Innovation Operational Programme, applications for investment subsidies can be made for the construction, purchase, reconstruction and/or modernisation of space designated for training employees at industrial sector companies, equipping this space and installing training aids, training programmes and plumbing fixtures as part of the Training Centre programme. Based on the current call to submit projects, registration applications are being accepted until 31 August 2009 and full applications until 30 September 2009. Subsidies range from CZK 200,000 to 100 million; CZK 400 million has been allocated for the call. Similar calls will be announced in subsequent years of the budget period; information is posted at <http://www.czechinvest.org/en/training-centres>.

## Human Resources and Economics

### Macro-economic Statistics

#### Rate of unemployment

in the Pilsen Region: 6,23 % (February 2009)

#### Average wages

in the Pilsen Region: 21,663 CZK (2008)

#### GDP per head

in the Czech Republic: 355,319 CZK (2008)

## New investments in the Pilsen Region in 2008

Last year, CzechInvest mediated eight new investment incentives and one project as part of the Framework Program for the Support of Technology Centres and Strategic Service Centres. Companies requesting support from Czech Ministry of Industry and Trade funds plan to invest approximately CZK 1,844 billion over the next three years at most and employ as many

as 1,000 people. Seven of the nine projects bring investment from Germany; the remaining two are from the Czech Republic and Belgium. The investment trend in the Pilsen Region was confirmed in 2008 as well – four of the nine projects went towards the automotive industry, and three went to engineering.

#### Projects mediated by CzechInvest in 2008

Investor	Czech legal entity	Line of business	Sector	Country of origin	Investment (in CZK mil.)	Jobs	Location
ŠKODA HOLDING a. s.	ŠKODA POWER a. s.	MNF	Engineering	Czech Republic	663.00	12	Pilsen
Vandan Group	DART, s. r. o.	MNF	Other	Belgium	340.46	36	Myslinka
Bock Kältemaschinen GmbH	Bock Czech Kältemaschinen s.r.o.	MNF	Other	Germany	210.70	37	Stříbro
WashTec	WashTec Cz, spol. s r.o.	MNF	Engineering	Germany	101.71	46	Nýřany
ZF Friedrichshafen AG	ZF Engineering Plzeň s.r.o.	MNF	Vehicle manufacturing	Germany	35.58	75	Staňkov
MB-technology GmbH	MBtech Bohemia s.r.o.	TC	Engineering	Germany	44.00	35	Pilsen

Legend: MNF – Investment incentive for the manufacturing industry

TC – Framework programme to support technology centres and strategic service centres

Note: Three projects have not been listed as the investors did not consent to have details of the projects published.  
This information will become public once public support is provided to the investors.

# News

---

## Lease of space at BIC Plzeň

Office space with a total area of 190 m<sup>2</sup> (six offices at Morseova 5 and one 40 m<sup>2</sup> office at Teslova 1) is available at the BIC (Business and Innovation Centre) Plzeň buildings. The centre is designated for technology-orientated companies employing highly qualified staff, often closely connected with research and development, to set up local offices in the Pilsen region. BIC offers not only the lease of office space, office services and convenient parking, but also the specialised services of consultants in the areas of drawing on subsidies, transferring technology etc. The advantages of membership in the Enterprise Europe Network are used in consulting. BIC Plzeň has thus far supported 60 companies in its buildings this way and contributed towards creating over 270 jobs. More information is available at the website <http://www.bic.cz/index.php?strana=5-sluzby/5-sluzba&jazyk=en> or by emailing: bic@bic.cz.

---

## Pilsen Prison seeks employers for its clients

The Pilsen Prison is currently actively seeking companies that would be interested in employing its clients (inmates). This partnership brings employers impressive benefits. It costs just CZK 4,500 to employ one client of the Pilsen Prison on an eight-hour shift for one month (in case of a shorter shift, this amount is reduced proportionately). Employers also save on administrative costs as they pay the Pilsen Prison just one invoice in the total amount comprising the inmates' wages and insurance paid by the employer. Simple manual work that does not require fine motor skills (such as folding fliers) and with a relatively low volume of necessary material (approx 2 lorries per week) is preferable. For more information, contact the Correctional Facility Deputy Director Soňa Špilarová on 377 660 203 or at [sspilarova@vez.plz.justice.cz](mailto:sspilarova@vez.plz.justice.cz).

---

## Invitation to the URBIS INVEST, FINPEX and EXPO REAL trade fairs

This year as well, several trade fairs for investors are being held. In the Czech Republic, the following are worthy of mention: URBIS INVEST, which will take place from 21-25 April in Brno; and the second annual FINPEX trade fair, planned for 20-21 October in Pilsen. Of the trade fairs taking place outside the Czech Republic, we would like to note the date of the regular EXPO REAL fair slated for 5-7 October in Munich.

# Editorial Board

---



Urban Planning and Development Institute of the City of Pilsen Škroupova 5, Plzeň +420 378 035 006 <a href="http://www.plzen.eu/ukr">www.plzen.eu/ukr</a>	Regional Authority of the Pilsen Region Škroupova 18, Plzeň +420 377 195 305 <a href="http://www.plzensky-kraj.cz">www.plzensky-kraj.cz</a>	Regional Development Agency of the Pilsen Region Riegrova 1, Plzeň +420 377 237 679 <a href="http://www.rra-pk.cz">www.rra-pk.cz</a>	CzechInvest, Regional Office for the Pilsen Region Anglické náb. 1, Plzeň +420 378 226 633 <a href="http://www.czechinvest.org">www.czechinvest.org</a>	BIC Plzeň, Business and Innovation Centre Riegrova 1, Plzeň +420 377 235 379 <a href="http://www.bic.cz">www.bic.cz</a>
Katerina Juríková Head of Marketing Section <a href="mailto:jurikova@plzen.eu">jurikova@plzen.eu</a>	Miloslav Michalec Head of Regional Development Department <a href="mailto:miloslav.michalec@plzensky-kraj.cz">miloslav.michalec@plzensky-kraj.cz</a>	Jan Naxera Consultant <a href="mailto:naxera@rra-pk.cz">naxera@rra-pk.cz</a>	Blanka Bendlová Regional Office Director <a href="mailto:blanka.bendlova@czechinvest.org">blanka.bendlova@czechinvest.org</a>	Zbyněk Doležal Consultant <a href="mailto:dolezal@bic.cz">dolezal@bic.cz</a>
Štěpánka Jelínková Manager of Economic Development and Marketing <a href="mailto:jelinkovas@plzen.eu">jelinkovas@plzen.eu</a>	Michaela Černá Regional Development Section <a href="mailto:michaela.cerna@plzensky-kraj.cz">michaela.cerna@plzensky-kraj.cz</a>			