

## Plzeň Science & Technology Park

## Strategic Services



### Plzeň Science and Technology Park is arising at the edge of the Pilsen Municipal Industrial Park Borská Pole.

The construction site of the science and technology park complex is arising at the edge of the Pilsen Municipal Industrial Park Borská Pole. Construction of the 1st phase started in September 2006 and will be completed in August 2007.

The science and technology park will support the development of the research potential of the University of West Bohemia in Pilsen, the innovation activities of companies and will offer an environment in which creative and dynamic people and enterprises will be able to develop their potential and accelerate their growth.

"Pilsen is thinking about its future. Seeking to create lasting prosperity, it is working on development programmes and projects in a creative and purposeful way. The park's aim is to stimulate and gradually commercialise research and development on a regional level and to increase the competitiveness of small and medium-sized businesses through greater use of innovation. It will also offer careers and growth opportunities to the graduates of the University of West Bohemia in Pilsen and provide a new home in the dynamically developing city," said Chairman of the Board and Managing Director of VTP Plzeň, a.s. Emil Chochole.

Project owner: Vědeckotechnický park Plzeň, a. s.  
Shareholders: City of Pilsen (95 %), Pilsen Region (5 %)  
Project partners: University of West Bohemia in Pilsen, Business Innovation Centre Plzeň, ŠKODA VÝZKUM s. r. o.

The total area of the complex is approximately 3 ha (7.5 acres).

The planned capacity of the structures built during the 1st phase (September – October 2007) is approximately 4,700 m<sup>2</sup> (50,500 ft<sup>2</sup>). It means 3,100 m<sup>2</sup> (33,400 ft<sup>2</sup>) for offices to let (localisation of companies), 900 m<sup>2</sup> (9,800 ft<sup>2</sup>) for laboratories (localisation of companies), 260 m<sup>2</sup> (2,800 ft<sup>2</sup>) for conference halls and seminar rooms and 420 m<sup>2</sup> (4,500 ft<sup>2</sup>) for other areas for lease (buffet, boardrooms). Following sections will be reserved for business incubator 320 m<sup>2</sup> (3,400 ft<sup>2</sup>) and technology transfer centre 65 m<sup>2</sup> (700 ft<sup>2</sup>).

### Benefits

- areas with high technical and interior standard of 21<sup>st</sup> century quality
- friendly, creative and inspiring environment
- supporting services (reception, security and technical services, copy centre and other administrative services, catering, organization of seminars, conferences and educational events)
- consulting services (business planning, project preparation)

More information about project on [www.vtpplzen.cz](http://www.vtpplzen.cz).

## 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

## Domažlice

## Industrial Zones in the Pilsen Region



### New industrial site in Domažlice can welcome first investors.

Domažlice with population of nearly 11 000 is regional centre for more than 25 000 inhabitants. Not having chance to offer the location for new investors Domažlice was losing job opportunities for previous couple of years. That's why the municipality decided to develop project of new industrial zone in western part of the city neighbouring the regenerated former military area.

The access to the zone was realised due to the help of the European pre-structural funds. Currently the area of 10 hectares is offered to find new investors. The zone is fully utilized and enables easy start for

investors. Having in mind that the choice of proper investors is the key for bringing new jobs to Domažlice, the municipality created the "Investor Location Principles" containing the description of basic parameters and conditions for potential investors. The zone should be used for light industrial environmental friendly projects without heavy logistics.

The very first client to the zone is the German company proHeg, supplier of table cutlery, cookware, tableware and kitchen cutlery, which is going to erect new production plant.

### Basic facts about the industrial zone

Developer of the site: City of Domažlice  
Total area of the zone: 10 hectares  
Expected number of new jobs: 500  
Recommended activities: light industry  
Distance from Pilsen: 57 km

For more information about project take a look at <http://www.domazlice.info/pro-investory/rozvojova-zona-za-kasarnami/> or contact Petr Vondras (Petr.Vondras@mesto-domazlice.cz).



## 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 estates and spaces to let
- investment incentives
- advanced telecommunication infrastructure

### Experience

- investments already implemented

### Other Conditions

- healthy environment
- culture, leisure time



## Světovar

## Brownfields in the Pilsen Region



**Světovar has the potential to become a model for the revitalization of a former industrial site into a new thriving district.**

The city is working intensively on a project to redevelop the entire site and renovate the architecturally significant buildings in its central part for public purposes. It is also seeking partnerships with private investors, primarily to construct apartment buildings and office premises for services and enterprises in this locality.

Ownership: Under a government decision made in 2004, ownership of the entire site is gradually being transferred to the city. Half of the site has already been physically transferred. The remaining half is waiting for the Ministry of Defence to sign the relevant contract.



Total area is 5.16 hectares.

Planned capacity of premises is 14,000 m<sup>2</sup> for housing (various types), 11,000 m<sup>2</sup> for administrative and commercial centre, 2,500 m<sup>2</sup> for leisure and sports centre and 11,000 m<sup>2</sup> for multi-storey car park.

#### Benefits of locality

- investors in the site will find a high-class working environment and high-quality housing, as well as a wide range of restaurants, coffee bars and other facilities for relaxing and doing business close to work
- the site provides a superb base for living and doing business in one of the most attractive districts of Pilsen
- design work for the reconstruction of the site and related infrastructure is currently ongoing
- the zone is easily accessed from the D5 motorway, via the city road network and by public transport

For more information about project contact Petr Pelcl (pelclp@plzen.eu).

## 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 (ecological damages, demolitions)

# Human Resources in the Pilsen Region

## Human Resources and Economics

Employment and human resources are generally taken for key issue of development potential of the Pilsen Region. The population of around 550 thousand lived within the total area of 7 561 km<sup>2</sup> in 2005, so the population of more than 5 % of the Czech population lives in the area nearly 10 % of total area of the Czech Republic. The number of registered jobs is slightly over 250 thousand, the higher concentration of job opportunities is in the regional capital (the City of Pilsen) which is a hub for workers from wider agglomeration – districts Pilsen-South, Pilsen-North, Rokycany. The above mentioned area is significant with relatively low unemployment (4 – 5 %).

The structure of unemployment differs from the remaining regions of the Czech Republic. The industrial sector had the lowest decrease within all regions in the Czech Republic after the economical transformation in 90's, some districts even registered slight increase. There exist evidences that the region is still very attractive for location of industrial investments. The sector of services, however, still has weaker posi-

tion and this situation can bring the predisposition for future growth; the crucial fact is the development of further education system in the Pilsen Region.

In terms of unemployment the Pilsen Region belongs to economically strong regions comparable with South Bohemian Region, the partner in NUTS II region; the only better performance in employment is played in Prague and Central Bohemian Region. The unemployment even decreased under 6 % this year, this positive trend makes pressure to higher flexibility of labour and life-long learning.

The topical trend in the population is the growing number of people with secondary education level. The university level education, however, has not followed so optimistic trend. The national policy of last years supported especially the university education, simultaneously the pressure to increasing of grammar school students is evident. The logical consequence is the stagnation of interest to study some technical study programmes in training colleges.

### Macro-economic Statistics

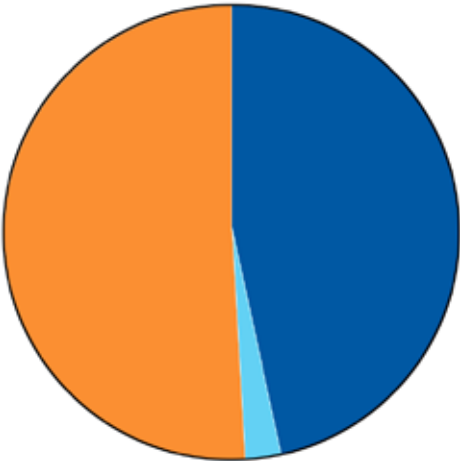
**Rate of unemployment** in the Pilsen Region: 5.49 % (1st half-year 2006)

**Average wages** in the Pilsen Region: 18 596 CZK (1st half-year 2006)

**GDP per head** in current prices in the Czech Republic: 290 232 CZK (in 2005)

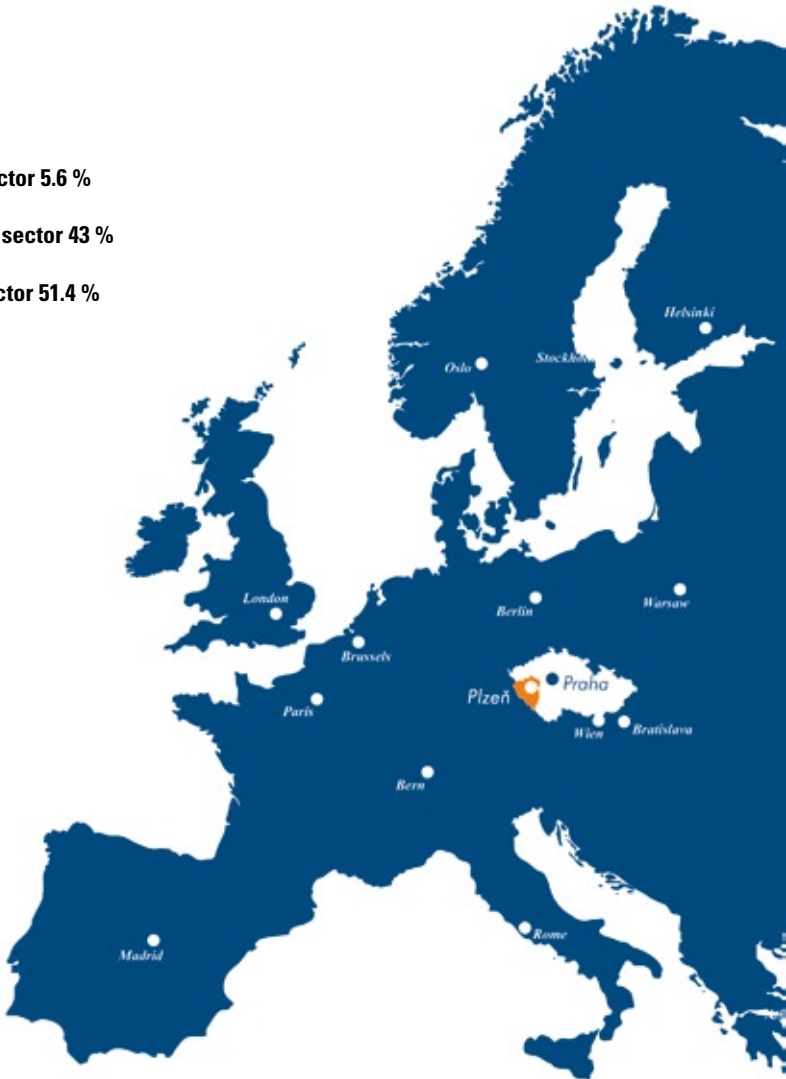
Resource: [www.czso.cz](http://www.czso.cz)

Structure of employees in the Pilsen Region (in 3<sup>rd</sup> quarter-year 2006)



- Primary sector 5.6 %
- Secondary sector 43 %
- Tertiary sector 51.4 %

Resource: Czech Statistical Office



## News



- Central and East Europe is shaped by a plurality of small and medium sized city personalities, whose historical centres belong to the unique heritage of European built-culture. The rapid social and economical transformation process of the last two decades poses a major challenge to these historical cities. In the INTERREG IIIB CADSES project Hist.Urban 19 project partners from 9 Central and East European countries have come together to support the development of attractive and competitive small and medium sized historical towns, using the potential of the built-cultural heritage as a development factor for an integrated, sustainable urban development. The Urban Planning and Development Institute of the City of Pilsen (as a sole partner from the Czech Republic) is one of the nineteen project partners. More information on [www.histurban.net](http://www.histurban.net)



- The biggest invest fair in Central and Eastern Europe will come to Brno (Czech Republic) in spring 2007. URBIS INVEST will take place from 17<sup>th</sup> to 21<sup>st</sup> April 2007. Regions, cities and private firms from the Czech Republic, Slovakia and other countries of Central and Eastern Europe present their industrial and development zones there. A lot of investors, developers and businessmen from all over the world visit this fair each year to make some contracts in the future. The Pilsen Region will be also among the exhibitors of this prestigious fair. For more information take a look at [www.bvv.cz/urbisinvest-gb](http://www.bvv.cz/urbisinvest-gb).



- Let's accept the invitation to the real fair named REAL VIENNA that will take place in Austria in May 2007. From 23<sup>rd</sup> to 25<sup>th</sup> May 2007 you can visit fairground MessezentrumWienNeu in Vienna to see also presentations from Central and Eastern Europe. In 2006 there were more than 200 exhibitors from 21 East-European and Central-European countries. For more information take a look at [www.realvienna.com/en/index.html](http://www.realvienna.com/en/index.html). In case that you decide to go to Austria in this time, please won't forget to see the Pilsen Region stall.

- The Investment and Business Development Agency CzechInvest together with the Pilsen Region initiated the study of key brownfields location in the region. The inventory of more than 200 brownfields locations was collected by the Regional Development Agency of the Pilsen Region, more detailed information has been processed for selected promising locations. More information about new national strategy to support the regeneration of brownfields can be found on [www.bfic.cz](http://www.bfic.cz).

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