

Contact

Town Hall of Świebodzice
Ul. Rynek 1

58-160 Świebodzice
Voivodeship Lower Silesia
Poland

Tel.: +48 (74) 666 95 17 (Secretariat)
Fax: +48 (74) 666 95 09
Mail: swiebodzice@swiebodzice.pl
Web: www.swiebodzice.pl

Contact for Investors

- **Polish:**
Mr. Władysław Gidelski
Director of Department of Agriculture and Property Management
Tel.: +48 (74) 666 95 25
Fax: +48 (74) 666 95 09
Mobil: +48 693 864648
E-Mail: wladyslaw.gidelski@swiebodzice.pl
- **German:**
Ms. Marzena Korona-Kruk
Directress of Department of Public Relations, Information and International Contacts
Tel.: +48 (74) 664 50 25
Fax: +48 (74) 666 95 71
E-Mail: promocja@swiebodzice.pl

Other investment areas

Location of investment areas	<ul style="list-style-type: none">▪ Municipal: Świebodzice Ul. Przemysłowa / Ul. Strzegomska 58-160 Świebodzice▪ Administrative district: Świdnica▪ Voivodeship: Lower Silesia
Overall size of investment areas	<ul style="list-style-type: none">▪ 15,4 ha▪ It is possible to enlarge or to join individual grounds
Purchase price (including Polish VAT)	35,00 PLN/m2
Taxes	<ul style="list-style-type: none">▪ Rates: 0,77 PLN/m2 (industrially usable areas); 20,51 PLN/m2 (industrial buildings)▪ Within the framework of de minimis aid entrepreneurs derated
Information on investment	<ul style="list-style-type: none">▪ Owner: Gemeinde Świebodzice▪ Address: 58-160 Świebodzice, Ul. Rynek 1▪ Valid plan on regional planning: Area for industries and services
Characteristics of surface	<ul style="list-style-type: none">▪ Rural regulation: R II, R IIIa, R IV a, Areas are not associated with agriculture▪ Height: 260 m a.s.l. On the basis of flat area, there are no attitude differences▪ Climate: mild, natural disasters don't occur▪ Current use: agriculture▪ Water pollution: nothing▪ Polluted areas: nothing

	<ul style="list-style-type: none"> ▪ Ground-water level: 1.8 m b.s.l. ▪ Risk of flooding: nothing ▪ Underground barriers: nothing ▪ Surface barriers: nothing ▪ Environmental restrictions: nothing ▪ Existing development: nothing ▪ Dwelling houses: within 1 km ▪ Woodland: nothing
Development restrictions	<ul style="list-style-type: none"> ▪ Maximum development: 90 % ▪ Headroom: max. 100 m above surface ▪ Military buffer zone: nothing
Traffic connections	<ul style="list-style-type: none"> ▪ Approach to an area: by paved road ▪ Distance to motorway: 30 km - A4 (Kraków-Katowice-Wrocław-Jędrzychowice) ▪ A-Road: Nr. 34 - Świebodzice-Dobromierz (1 km) Nr. 35 - Wrocław-Golińsk (2 km) Nr. 5 - Bydgoszcz-Jakuszyce (10 km) ▪ State road: Nr. 374 - Świebodzice-Jawor (0,1 km) Nr. 371 - crossed Świebodzice (0,4 km) Nr. 373 - crossed Świebodzice (0,4 km) ▪ Distance to national borders: Golińsk PL/CZ - 33 km Lubawka PL/CZ - 35 km Jędrzychowice PL/D - 140 km Zgorzelec PL/D - 140 km ▪ Railway Station Świebodzice - 2 km Railway siding on Ul. Strzegomska - 1 km ▪ Airports: Landing site Świebodzice - 0,1 km International Airport Wrocław-Strachowice - 63 km ▪ Nearest seaport: Szczecin ▪ Nearest capital of voivodeship: Wrocław - 65 km ▪ Distance to bigger cities: Wałbrzych - 10 km Świdnica - 12 km
Existing infrastructure	<ul style="list-style-type: none"> ▪ Electricity: Distance to area: 0,7 km Voltage: 110 kV Wattage: 20 MW ▪ District heating: Distance to area: 0,6 km Installed thermal output; 15,4 MW ▪ Gas: Type: natural gas Distance to area: 0,3 km Fuel value: 36 MJ/Nm³ Pipe diameter: DN 300 Pressure: 6,3 MPa Available capacity: 5000 Nm³/h ▪ Water to drinking and for industry: Distance to area: directly adjacent Available capacity: 6000 m³ Pressure: 2 MPa Daily productivity: 250 m³/h ▪ Sewerage: Distance to area: directly adjacent Available capacity: 40.000 m³/d Restrictions at discharge of sewage: nothing ▪ Waste disposal: Urban landfill for solid waste in Stary Jaworów – distance ca. 16 km ▪ Rainwater removal: removal to the stream "Cien", which flows along the area borders ▪ Sewage: investment areas in the vicinity (50 m) ▪ Telephone: Distance to area: phone lines run parallel to area borders Distance ISDN line: 1 km Available analog connection: 2 line Available ISDN connection: 1 line
Contact	<ul style="list-style-type: none"> ▪ Polish: Mr. Władysław Gidelski

	<p>Director of Department of Agriculture and Property Management Tel.: +48 (74) 666 95 25 Fax: +48 (74) 666 95 09 Mobil: +48 693 864648 E-Mail: wlasdyslaw.gidelski@swiebodzice.pl</p> <ul style="list-style-type: none"> ▪ German: Ms. Marzena Korona-Kruk Directress of Department of Public Relations, Information and International Contacts Tel.: +48 (74) 664 50 25 Fax: +48 (74) 666 95 71 E-Mail: promocja@swiebodzice.pl
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Subzone Świebodzice of Special Economic Zone „INVEST-PARK”

Location of investment areas	<ul style="list-style-type: none"> ▪ Municipal: Świebodzice Ul. Strzegomska 58-160 Świebodzice ▪ Administrative district: Świdnica ▪ Voivodeship: Lower Silesia ▪ The investment area is a part of Wałbrzych Special Economic Zone „INVEST-PARK”
Overall size of investment areas	<p>3,14 ha</p> <ul style="list-style-type: none"> ▪ It is possible to enlarge or to join individual grounds
Purchase price (including Polish VAT) Taxes	<p>35,00 PLN/m2</p> <ul style="list-style-type: none"> ▪ Rates: 0,77 PLN/m2 (industrially usable areas); 20,51 PLN/m2 (industrial buildings) ▪ Within the framework of de minimis aid entrepreneurs derated
Information on investment	<ul style="list-style-type: none"> ▪ Owner: Gemeinde Świebodzice Address: 58-160 Świebodzice, ul. Rynek 1 Contact: Tel.: +48 (74) 666 95 17 Fax: +48 (74) 666 95 09 E-Mail: swiebodzice@swiebodzice.pl Online: www.swiebodzice.pl ▪ Valid plan on regional planning: Area for industries and services ▪ Area shape: rectangular

	<p>Nr. 373 – crossed Świebodzice (0,4 km)</p> <ul style="list-style-type: none"> ▪ Distance to national borders: Golińsk PL/CZ - 33 km Lubawka PL/CZ - 35 km Jędrzychowice PL/D - 140 km Zgorzelec PL/D - 140 km ▪ Railway Station Świebodzice - 2 km Railway siding on Ul. Strzegomska - 1 km ▪ Airports: Landing site Świebodzice - 0,1 km International Airport Wrocław-Strachowice - 63 km ▪ Nearest seaport: Szczecin ▪ Nearest capital of voivodeship: Wrocław - 65 km ▪ Distance to bigger cities: Wałbrzych - 10 km Świdnica - 12 km
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Investment Areas for Real Estate

Landscape, topographical and economic characteristics

1. Favourite investments and trades:

The proposed investment areas are areas for establishment of productive industry. For all shared areas and properties for investment of community, there is an approved legally binding land-use plan, which is after development plan, settlement area for industries and services.



2. Terms of territory:

a. Geographic location & Administration:

The investment area is located on southwestern of Poland, inside the administration of municipality Świebodzice and also on northwestern of city. Geographically considered, the area is located on low ground of Pre-Sudetes, northern of the Sudeten edge faults. The surrounding area is flat and shallow, the average height is 260 m a.s.l.

b. Traffic connections:

- **Road traffic:**

Along investment area run district road 374 (Świebodzice-Strzegom-Jawor) from Świebodzice via Olszany to Strzegom, with connection to other district roads to Wałbrzych and Legnicą. In close vicinity to city furthermore runs high frequented A-Road 35 from Wrocław via Swidnica, Świebodzice, Wałbrzych to checkpoint with Czech Republic in Golińsk. In the northwest of city generate A-Roads 34 and 5 (Wrocław-Prag) the connection.

- **Checkpoints**

The nearest checkpoints with Czech Republic are located in Golinsk (33 km) and Lubawka (35 km) and also with Federal Republic of Germany in Zgorzelec (150 km). The nearest customs agency is located in Wałbrzych (10 km from Świebodzice).

- **Motorway**

In reach of city (ca. 30 km) connects motorway A4, beginning from German checkpoint to Jędrzychowice, the cities Kraków, Katowice, Opole and Wrocław.

- **Railway**

Across Świebodzice railway line runs from Wrocław to Szklarska Poreba, which furthermore cross Wałbrzych and Jelenia Góra. Ca. 2 km away from area is the local station, wherein local trains and fast trains can hold. Furthermore, the city has a direct connection to cities like Wałbrzych, Jelenia Góra, Wrocław, Poznań, Kalisz, Szczecin, Warszawa, Opole, Częstochowa, Bydgoszcz, Gdańsk, Gdynia, Sopot.

- **Airports**

On an abandoned area beside investment area, an airfield is operated from Aeroklub Ziemi Wałbrzyskiej. As "Airport Sudeten" named airfield can be viewed as a local airfield. Furthermore, he contributes to development of the region. The nearest international airport is located on Wrocław-Strachowice (63 km from Świebodzice).

3. Weather:

a. Temperature & Vegetation time:

The vegetation of region begins in early April and usually lasts about 30 weeks. The annual temperature of region

averages between 7.5 to 8 °C, where vegetation comes to a standstill by falling temperature below 14 °C.

b. Wind conditions:

In view of wind rose, the investment area is favourable located. Prevailing winds are from the west, south and northwest. In region Świebodzice the speed of wind averages 2.5 m/s, whereat winds climax at 3.6 to 4.5 m/s in the months from December to March. On the basis of location of city in the mountainous region, sometimes it could be happen that top out wind speed to 22 m/s.

c. Precipitation / Risk of flooding:

In city the rainfall with more than 600 mm per year, sometimes more than 750 mm per year, is higher than in other analogous regions of pre-Sudetes in Lower Silesia. Hail and intense glaze are seldom seen here. On the basis of estimations by last 30 years, rainfall averages 700 mm per year. Here are the months of May and July the wettest months and October the driest month in year.

For last 3 decades heavy snow storms or glazes weren't noted in this area. The maximum number of snow-covered days amounts to 60 days per year, whereat height of snow falls averages 0.20 m. Investment areas are free of flood risks. In the immediate vicinity furthermore it doesn't flow bigger streams or rivers.

4. Floor conditions:

The underlying soils mostly consist of brown earth or as loamy soil, consisting of silt and loess. In view of evaluation by agricultural and ecological factors, the area shows with 80 to 90 of 100 possible points a very high value. Because of solitude of property to other industrial centres there are no contaminated sites.

5. Existing Potential:

Another advantage, which speaks for the investment in the region Świebodzice is the fact, that city invested in a wide network of retail and service companies. Many retail shops and businesses (10 branches of various banks are available in Świebodzice) are located here. Furthermore, more than 2,000 regional private companies of different service sectors are registered in our office.

In addition, large academic centres are located in close proximity of Świebodzice. Because of this well-qualified workers and specialists from various fields aren't hard to find.