

The Czech Technology Park



The Czech Technology Park is a low density development providing modern business premises for technology companies in a business park environment adjacent to the Brno University of Technology. The park is intended to provide a total of 190,000m² of mixed commercial accommodation for office, research and light industry, together with associated retail, leisure and services facilities. Strategically located at the very heart of Europe the City of Brno provides excellent location advantages for modern businesses operating within the existing European Community and the progressive economies of Central and Eastern Europe.



With a strong tradition in electrical and mechanical engineering the City of Brno has become a focus for new high-tech businesses drawn to the location by the highly qualified labour force and competitive employment costs. The proximity of the Technical University to the park enables companies to attract skilled graduates and establish project links with this leading institution. Already home to companies such as Siemens, IBM, FEI, SGI, Vodafone, Honeywell Controls or Symbol Technologies, the park is an established location which offers representative business premises for production, assembly, research, technical development and office functions, for purchase or lease.

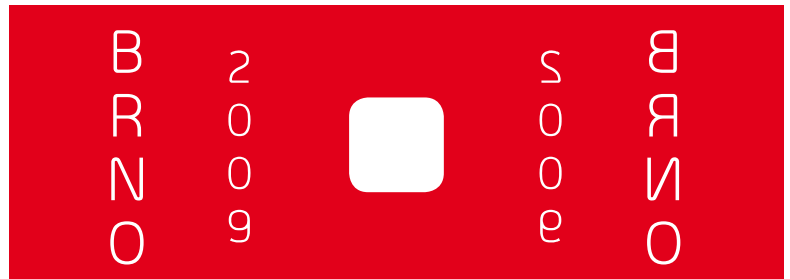
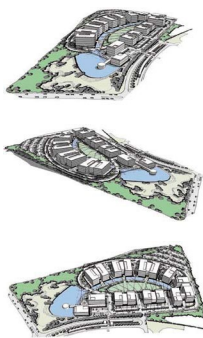
Development Status

The Czech Technology Park master-plan has been adopted by the City of Brno as the land use strategy for 120 hectares of land, including the campus of the Technical University, 3km north west of the city centre. The Technology Park is concentrated on 60 hectares of land and integrates business, research and academia in a low density development set in an attractive landscaped and woodland environment.

Phase 1 of the development is concentrated on two zones adjacent to the principal faculty buildings of the Technical University. The main arterial highway runs alongside the development, providing easy access to the city and connection to the international motorway network. Local tram and bus routes connect to the Technology Park and provide a frequent service to the city centre.

Zone A of the Czech Technology Park covers 5 ha of land divided into serviced plots strategically located adjacent to the main university complex. The zone provides a total of 28 380 m² of high specification office, research and light industrial accommodation.

Zone B covers 5,5 ha of land and provides a range of buildings intended for production and assembly, with a varying proportion of office space. A total of 6 000 m² has been developed in the first two blocks within the zone and a further 16 200 m² can be constructed in a range of building sizes to suit occupational requirements.



Corporate Structure

The Czech Technology Park is being developed by Technology Park Brno, a.s., a joint venture between the City of Brno and the British multinational company P&O. The company has a formal co-operation agreement with the Brno University of Technology who are also a shareholder in the joint venture.

Brno - The City of Brno is strategically located at the heart of Europe and has been an important centre of trade for generations. A mainline railway station provides connection to the European rail network and Brno's international airport at Tuřany is 10km south east of the city centre. The city itself has a long established tradition in engineering and electronics and provides a highly skilled workforce coupled with low employment costs. The BVV international trade fair site annually attracts over one million people from all over the world, reinforcing the city's importance as a centre of commerce.



P&O - The Peninsular and Oriental Steam Navigation Company, P&O, is a multinational shipping, transport and property development organisation. As one of the World's leading developers of technology, science and business parks, P&O Properties has extensive experience in the conception, master-planning, development and operation of mixed-use business parks in both the USA and Europe. This wealth of experience ensures that the project team is well equipped to manage even the most complex accommodation requirements.

Brno University of Technology - Founded in 1899, the Brno University of Technology, BUT, has excellent faculties for mechanical, civil, electronics and chemical engineering as well as architecture and ensures a highly qualified graduate workforce. The university has almost 14,000 students and 2,500 staff. The BUT regularly undertakes project work with commercial applications in collaboration with a range of companies and is actively pursuing further research links with quality foreign and domestic organisations and welcomes opportunities to foster collaboration.

Terrace of Černovice

- not a part of CTP. This is an independent investment of Brno. Nowadays the most important industrial project financed by the statutory city of Brno. The whole area is 179ha wide and is intended to provide space for industrial buildings, technology centers and strategic services. A small part of the overall extend is already built-up and the majority of the vacant space is sold, with buildings under construction. The city is now looking for investors to fill the free parcels. Industrial zone of Černovice is situated near the highway D1, a railway leading in Vlárský průmysl and an international airport in Tuřany. In addition, the area already has basic traffic infrastructure. Future development of this zone depends on purchase of old military area that lies right next to it. It's about 16 ha wide brownfield that could be quite easily rebuilt (barracks and airplane repair station) At this time, the factories, offices etc. employ about 2100 people.



Investment conditions: The projects should above all fall under aviation, cosmonautics, means of transport, IT, electronics, telecommunication and radiocommunication, pharmacy, biotechnology, medical apparatus. Other projects must be specifically granted. Some types of production are forbidden to take place in this area. (mining, textile factories etc.) The minimal investments is 200 mil. Crowns. (south-eastern part of the zone which is managed by CTP Invest has no investment limits, and also offers construction of new light-industrial buildings)

Some of the current investors:

Daikin Device Czech Republic s.r.o. (Japan, air-conditioning), Aguna s.r.o. (Switzerland, precise engineering), Ohmori Technos Czech s.r.o. (Japan, precise engineering)