

OFFER

KIELCE TECHNOLOGY PARK



Park of the future



INTRODUCTION



Szymon Mazurkiewicz
Director
of Kielce Technology Park

Dear Sir/Madam,

These days, technology parks constitute the most advanced and complex institutional form of activating regional development in the direction of economy structures based on knowledge. They constitute a continually innovative instrument of the modern development policy, shaped on the local and regional level, and their promotion is finding more and more supporters in the world.

Kielce Technology Park is one of the most important economic ventures realised by the City of Kielce. It was designed including the best international models, so that it could support the development of enterprises at each stage of their functioning – from the idea to market expansion.

The venture implemented by the City of Kielce is undoubtedly one of the youngest in Poland, but at the same time one of the most dynamically developing in our country. This will enable consolidation of land in one area of innovative companies, simplifying mutual contacts between entrepreneurs, resulting in creating cooperative connections and attempts at mutual ventures, generating so-called “synergy effects” and development of the innovative environment.

Szymon Mazurkiewicz

Director of Kielce Technology Park



LOCATION



Kielce Technology Park is located at 6 Olszewskiego Street, in the northern industrial area of Kielce, close to the second largest exhibition centre in Poland - Kielce Trade Fairs.

The project has good road connections with planned express roads in the direction of Lodz, Warsaw and Lublin.

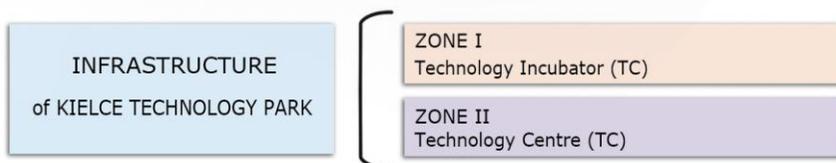




KIELCE TECHNOLOGY PARK

Kielce Technology Park (KTP) is a multifunctional area of economic activity, which came into being for people involved in the future innovation and new technologies. KTP is perceived as a driving force for economic development of the Świętokrzyskie voivodeship and represents the most advanced and comprehensive institutional activation form of the regional development aimed at knowledge-based economy structures.

Kielce Technology Park helps the newly created and innovative companies achieve maturity and ability to function independently in the market. The companies located in the KTP will be provided with the competitive conditions for their development through a system of preferential rates to rent space, wide access to office services, as well as consulting and training services. An important element of the company incubation system will be a possibility of using the other infrastructure of KTP at a later stage of its development.



Both zones are characterised by modern architecture, technical infrastructure and an interesting interior design. They have also been equipped with necessary media. Furthermore, investors will have free investment areas at their disposal of an area of 20 ha.





TECHNOLOGY INCUBATOR (TI)

ZONE I

Complex and professional support for newly established



The technology Incubator is designed both for the start-up companies and companies providing their services in the field of modern technologies.

The Incubator provides complex and professional services to companies operating on the basis of innovative technology solutions at every stage of their development: from idea to self-market expansion.



TECHNOLOGY INCUBATOR (TI)

ZONE I

Technology Incubator provides a comprehensive and professional support in the form of well equipped and attractively located infrastructure, preferential conditions and services for start ups and micro-enterprises based on innovative technologies (production, service, marketing) at any stage of development: from an idea to the self-expansion in the market.

All the modules in the Technology Incubator, with the exception of the open space modules where the equipment will belong to the tenant, will be fully finished and equipped with basic office furniture needed to start a business. The advantage of operating in the Incubator is preferential hire rates system for the newly established companies, operating on the market no longer than 3 years.

In the first year of operating in TI, the hiring preference is up to 70 %, in the second year 50%, and in the following year 30%.



In addition, within the framework of the maintenance charge we ensure:

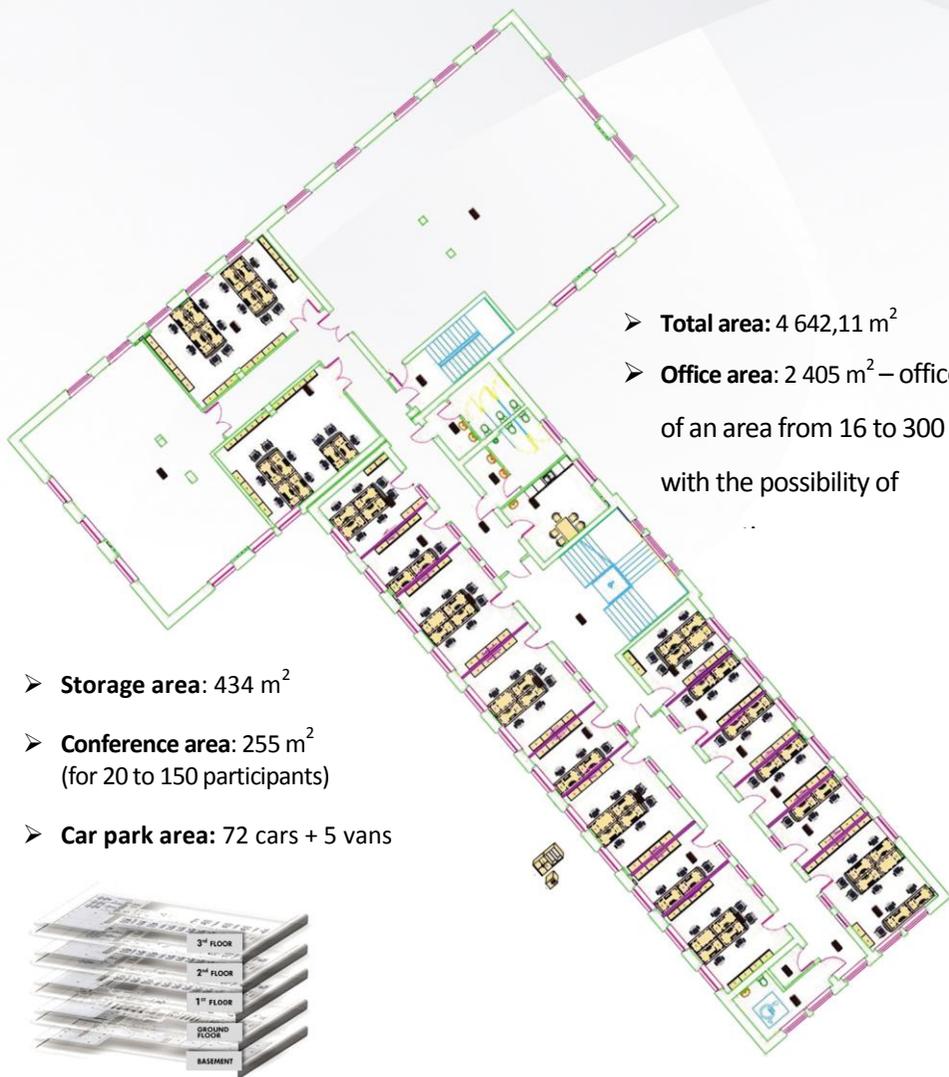
- reception desk
- telephone and postal service
- access to the shared social space (kitchen, toilets)
- possibility of the telephone line access
- possibility of the broadband Internet access
- car park area
- 24-hour physical guarding of the object
- maintenance services
- power supply
- heat supply
- air-condition
- promotion on the website of Kielce Technology Park



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TECHNOLOGY INCUBATOR (TI)

ZONE I



- **Total area:** 4 642,11 m²
- **Office area:** 2 405 m² – offices of an area from 16 to 300 m² with the possibility of

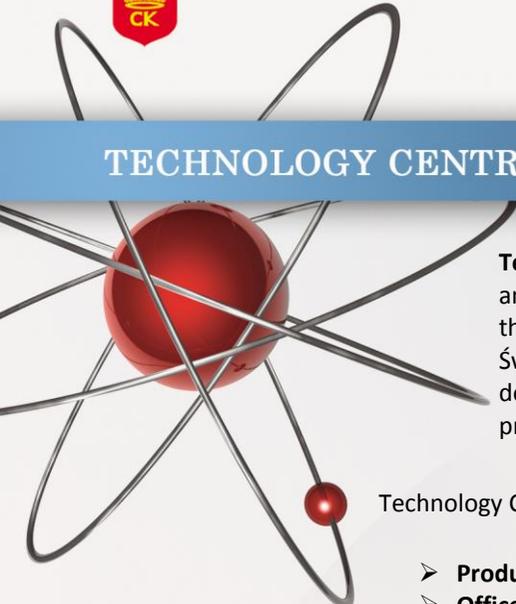
- **Storage area:** 434 m²
- **Conference area:** 255 m² (for 20 to 150 participants)
- **Car park area:** 72 cars + 5 vans





TECHNOLOGY CENTRE (TC)

ZONE II



Technology Centre is a place designed for domestic and foreign companies that would like to make their capital investments within the area of the Świętokrzyskie voivodeship, and that base their development on innovative solutions within production technologies and services.

Technology Centre consists of:

- **Production Hall** (usable area, car park area)
- **Office bldg – laboratory – production building** (office area, laboratory – production area, car park area)
- **Completely developed investment land sites**

Additionally the area of Technology Centre includes:

- storage area: 975 m²
- car park: 328 cars + 20 trucks



Total area: 12 800 m²



TECHNOLOGY CENTRE (CT)
Office - Laboratory - Production Building

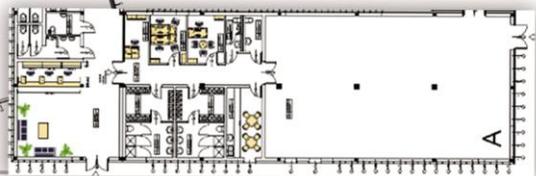
ZONE II

Office - Laboratory - Production Building

Office – laboratory – production building

- **Total area:** 4 245,62 m²
- **Office area:** 238,50 m²
- **Laboratory – production area:** 3 778 m²

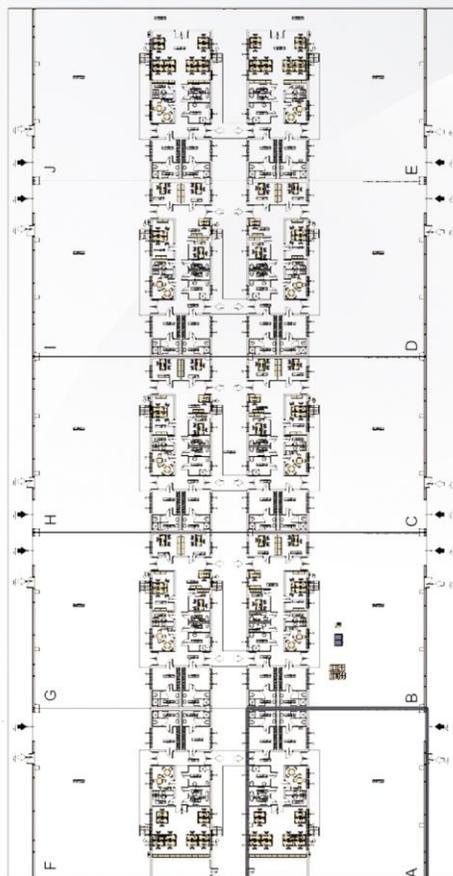
The two-storey building consists of 8 modules, each of the area ranging from 358 m² to 410 m² with an option of their independent





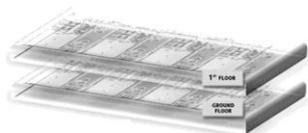
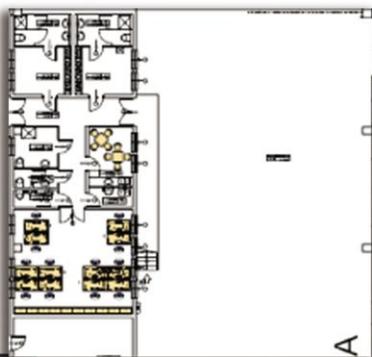
TECHNOLOGY CENTRE (CT) Production Hall

ZONE II



Production hall

- the usable area: **6 521.14 m²**
- mezzanine area: **2 053.02 m²**
(to be adapted by tenants)





INVESTMENT AREAS



Kielce Technology Park will soon make 6 hectares of free investment areas available to investors.



Part of the Kielce Technology Park has been included in the **Special Economic Zone Starachowice (SEZ)**, in order to create favorable conditions for development of innovative enterprises operating on the basis of new technologies.



INVESTMENT AREA OF KTP

3,6062 Ha

Owner	Kielce Technology Park/Kielce City
The shape of the site	Triangle
Differences in land level [m]	Flat area
Buildings / other constructions on site	In the southern part of the plot there is cubature steel building, made of corrugated metal plating, serving as the magazine. The southern boundary of the plot is made by single pillars prefabricated for entry. The eastern area is enclosed by steel fence.
Access road to the plot (type and width of access road)	The access to the plot is from the site of the Chemar SA factory (Factory of Chemical Equipment and Industrial Fittings)



The infrastructure
of Technology Centre





INVESTMENT AREA OF KTP

1,9943 Ha

Owner	Kielce Technology Park/Kielce City
The shape of the site	rectangle
Differences in land level [m]	Flat area
Zoning	Development investment area with the advantage of production - storage features and technical services, allowing the function of citywide services and housing.
Access road to the plot (type and width of access road)	Along the southern part of the property there is located partially asphalt road and partially from the concrete slab, which serves as access from Olszewskiego Street to the neighboring area of the local thermal-electric power station. On the west side technical road runs as part of the plot No. 5/27, which is in perpetual usufruct right belonging to the local thermal-electric power station „Elektrociepłownia Kielce” S.A.





CONVENIENCE

Part of Kielce Technology Park has been included in the Special Economic Zone “Starachowice” in order to create convenient conditions for the development of enterprises operating on the basis of new technologies.



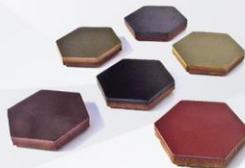
Entrepreneurs operating within the SEZ will receive tax exemptions for income tax, based on the terms specified in regulations on income tax. At the same time, entrepreneurs may take advantage of all the incentives used by the state (SEZ), local government (e.g. tax allowance for real estate) and benefits connected with the business within the technology park.

Kielce Technology Park ensures 24-hour physical guarding of objects together with monitoring conducted by an external professional company and maintaining cleanliness of internal roads, parking spaces and clearing them of snow, as well as maintaining green areas at a high standard.



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APPROXIMATE BASE RATES



ZONE I - Technology Incubator

Approximate base rate:

1. Office area (unfurnished): 25 PLN/m²
2. Office area (furnished): 30 PLN/m²
3. Storage area: 10 PLN/m²
4. Laboratory-production area: 20 PLN/m²

The preferential hire rates system for the newly established companies, operating on the market no longer than 3 years:

1. Up to 12 months: 30% of market price
2. From 12 to 24 months: 50% of market price
3. From 24 to 36 months: 75% of market price
4. From 36 to 48 months: 100% of market price

ZONE II - Technology Centre

Approximate base rate:

1. Office area: 25 PLN/m²
2. Laboratory area: 15-25 PLN/m²
3. Production area: 8-10 PLN/m²
4. Investment area: to be agreed with the investor

The preferential hire rates system for the newly established companies, operating on the market no longer than 5 years:

1. Up to 12 months: 30% of market price
2. From 12 to 24 months: 50% of market price
3. From 24 to 36 months: 75% of market price
4. From 36 to 48 months: 100% of market price



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www.technopark.kielce.pl

*You are welcome
to collaborate with us*

Kielce Technology Park

6 Piotrkowska Street, PL-25-510 Kielce

tel.: +48 41 36 76 355, 36 76 385,

fax.: +48 41 36 76 355

e-mail: technopark@um.kielce.pl