

UFACTORY 2



Bila Tserkva
Kyiv reg., Ukraine



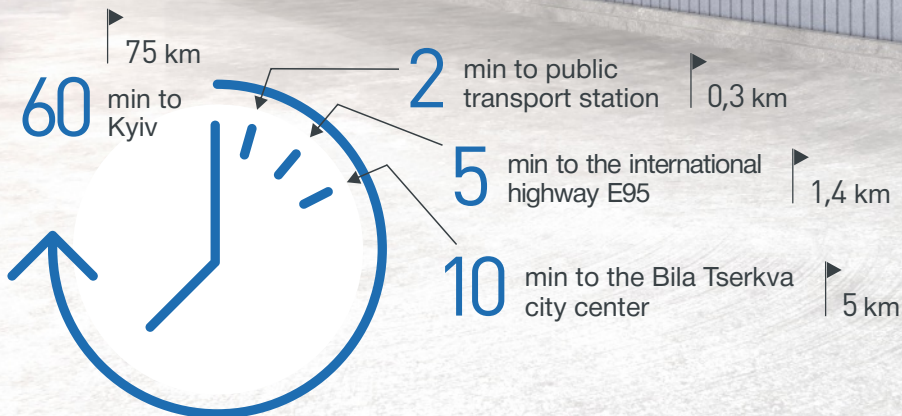
3200 m²



5 gates

Available platform for business launching and its scaling up. The newly built industrial box is designed for:

- production allocation of medium and large companies;
- assembling division of industrial enterprises;
- logistics or warehouse;
- research and development (R&D).

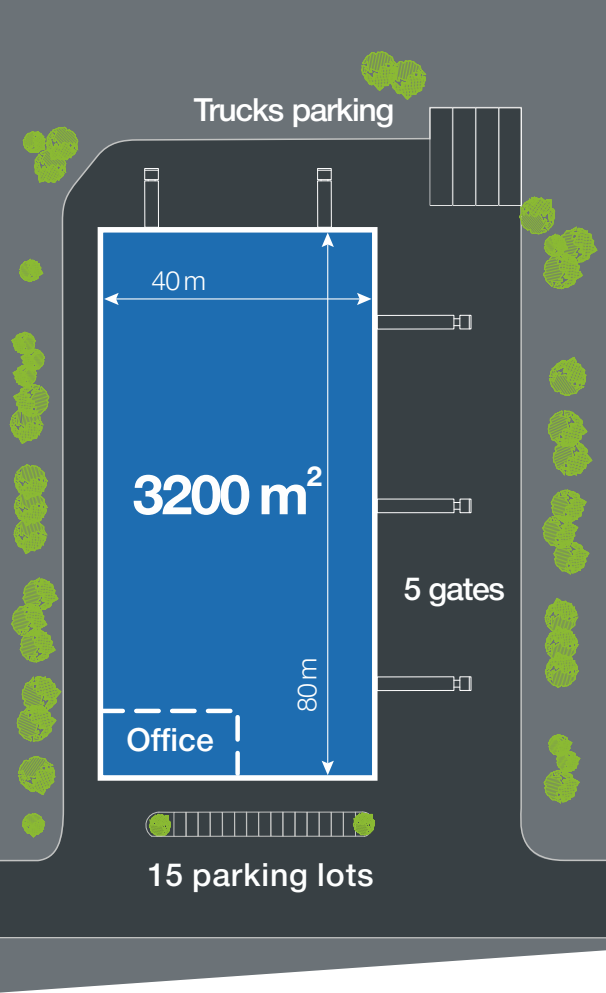


Download
masterplan of the
industrial park



BILA TSERKVA
INDUSTRIAL PARK

Parameters



Steel frame type: AZM2, Astron (Luxembourg).



Sandwich panels are used as insulation walls and roof.



Floor load: 4 t/m².



Clear height: min 5 m, max 6 m.



Parking for cars and trucks.

Newly built utilities connected to the grid.



Electricity: on-site substation 630 kVA.



Water supply and sewage: connected to the city pipeline.



Heating and ventilation: assume client's technological needs.



Options

Building segregation by up to three sections

Section	1
Area, m ²	1000
Gates	1
Employees	up to 100



Separate office premises with extension option.



24/7 security and video surveillance.



Roof solar panels.

Building certification

UFACTORY2 meets the requirements of BREEAM, the British method that identify building's compliance to energy efficiency, environmental safety and decent working conditions. In reality, this means that a producer has the resources to increase employees' productivity, control and reduce operating costs.

Also, production can be certified under OHSAS 18001 and ISO 9001 that makes products competitive worldwide.

BREEAM



6m

4t/m²

Master Plan of 'Bila Tserkva 1' Industrial Park

PLANK

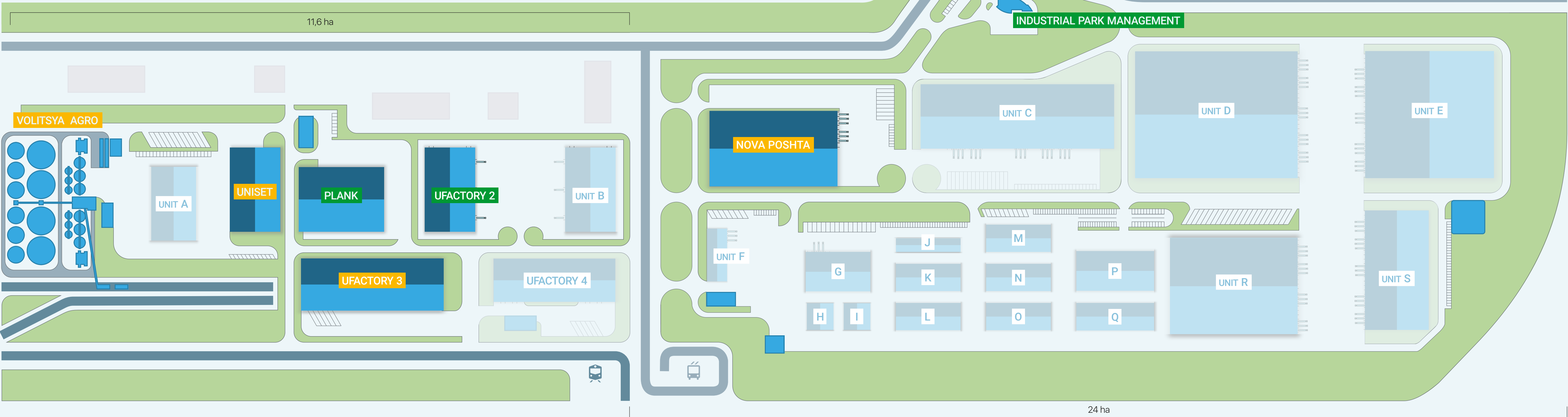
It was built

UNISSET

Under construction

UNIT A

The built-up area



11,6 ha

24 ha

Industrial Park Advantages

Clients are combined into three clusters within the industrial park:



Industrial cluster



Logistics cluster



Construction cluster

Clusters' members have opportunities to:

- build up a point of growth for SME companies;
- get access to developed infrastructure and logistics;
- create optimal supply chains;
- join the development of sustainable ecosystem that mitigates negative impact on the environment, reduces consumption of energy and raw materials, and supports decent working conditions.



invest in
Bila Tserkva
NOW



We're creating
the **industrial future**



Business accelerator

Our residents benefit from the services on business launch and management:

- advisory on SPV structuring and registration, costs optimization, investments and lending regimes, supply chains;
- all permits related to construction;
- HR support (inhouse database, agencies, educational institutions);
- LEAN standards and practices implementation.

Location

Roads



(E95) Helsinki - Kyiv - Odessa - Dimitrovgrad - Alexandroupolis, distance – 0,9 km.

(P32) Kremenets - Bila Tserkva, distance – 0,6 km.

Railway



Railway track within the industrial park.

Railway station 'Rotok', distance – 0,5 km.

Airports



Boryspil International Airport (KBP), distance – 120 km.

'Kyiv' International Airport (IEV), distance – 90 km.

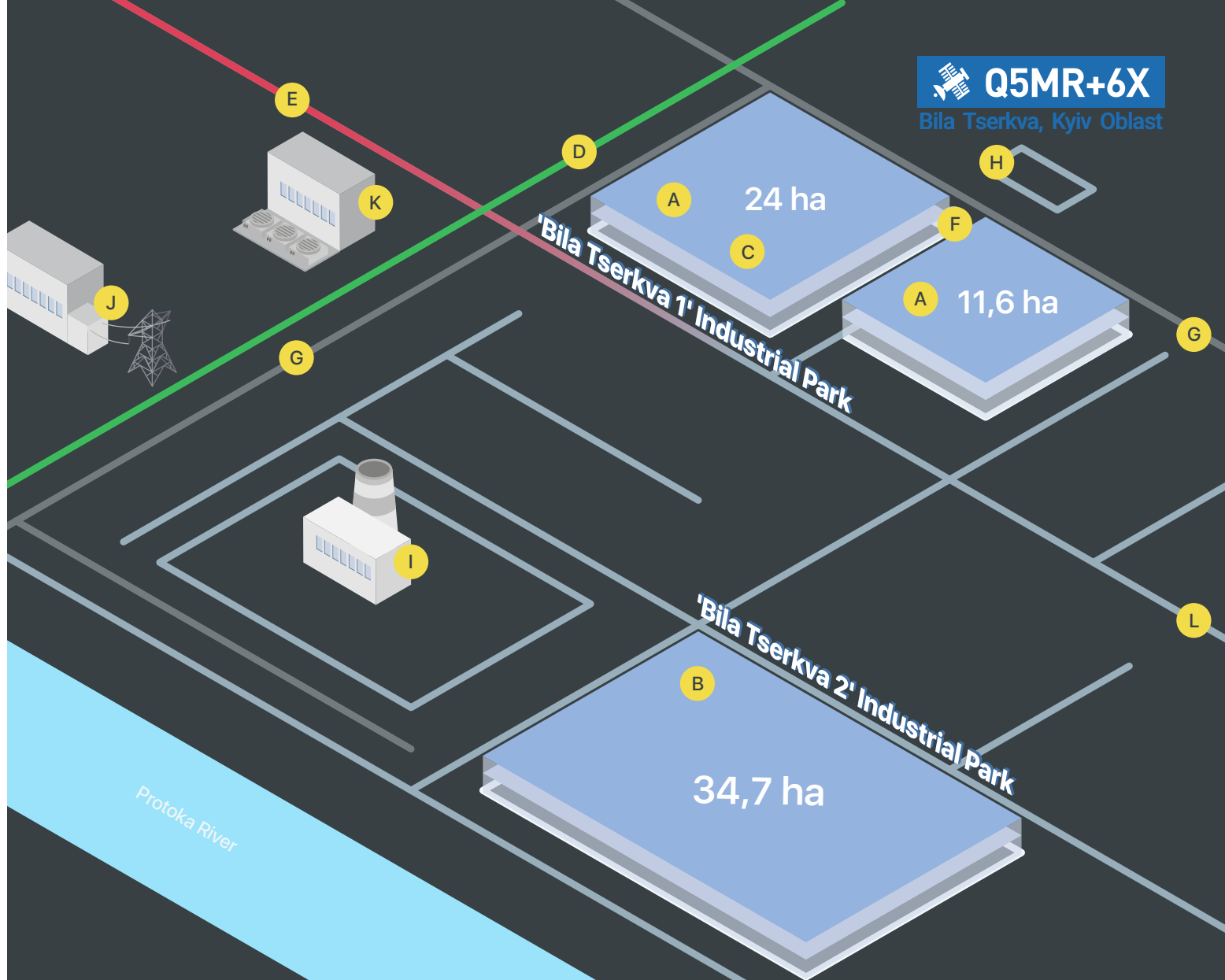
Bila Tserkva cargo aviation terminal, distance – 14 km.

Customs



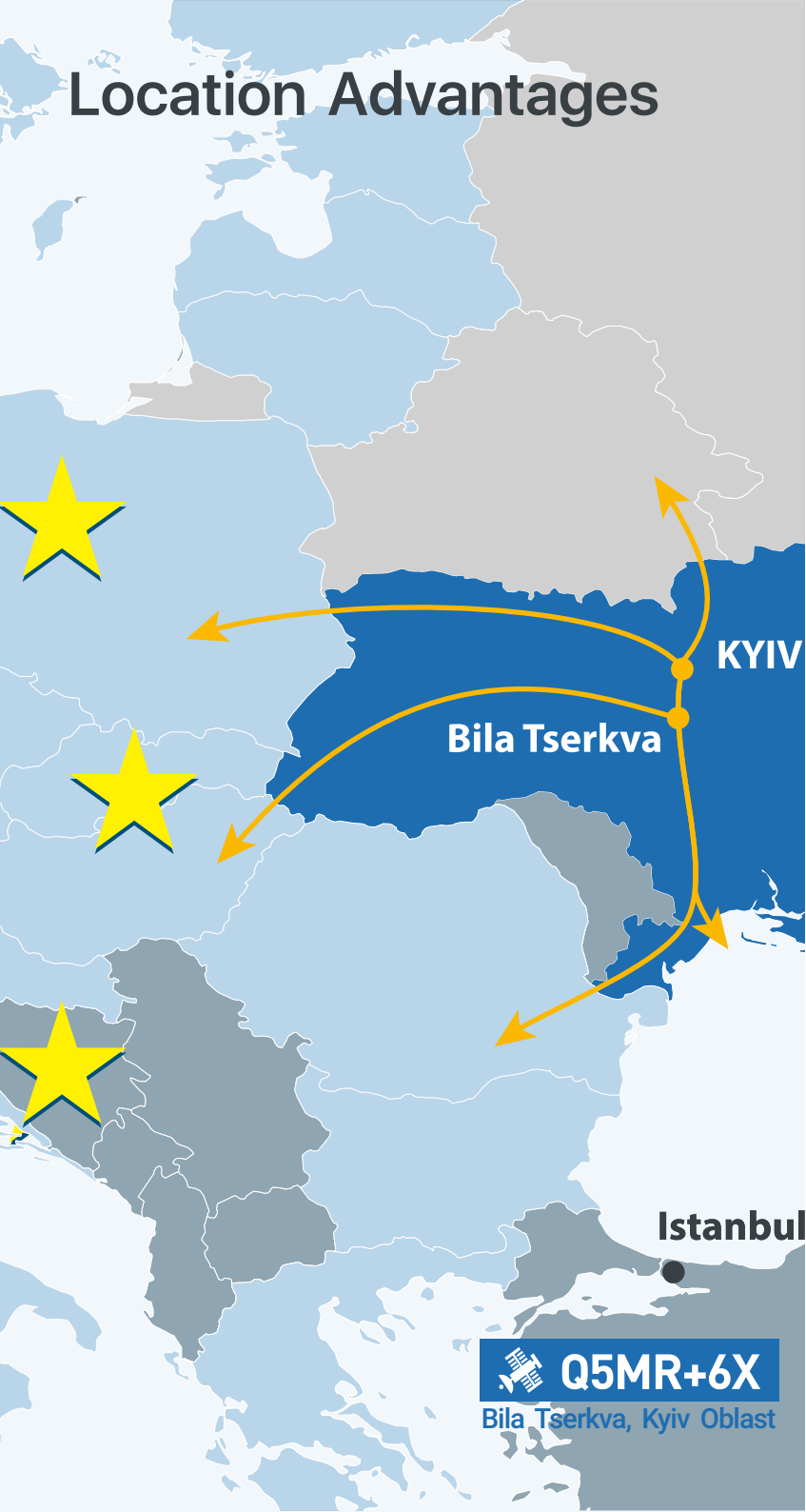
Bila Tserkva customs office, distance – 14,5 km.

EU border, distance – 550 km.



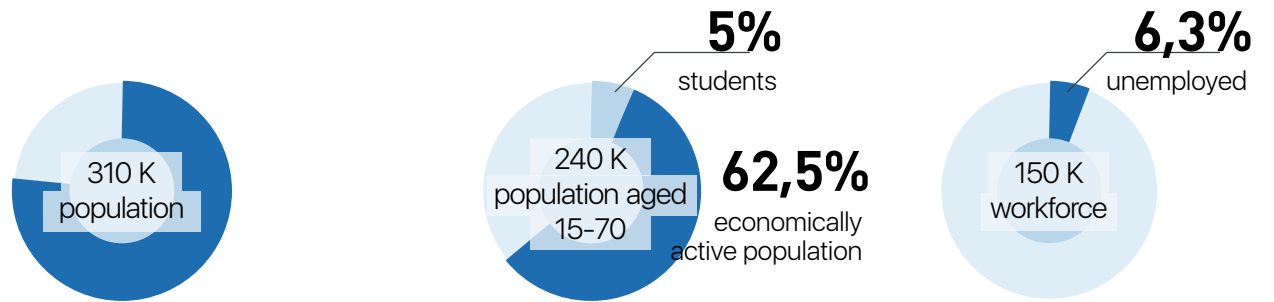
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|----|---|----|----------------------------------|
| A) | 'Bila Tserkva 1' Industrial Park | G) | Railway track |
| B) | 'Bila Tserkva 2' Industrial Park | H) | Rotok Station |
| C) | Office building of industrial park managing company | I) | Bila Tserkva Thermal Power Plant |
| D) | International highway (E95) | J) | Transformer substation |
| E) | Regional road (R32) | K) | Sewage treatment plant |
| F) | Public transport station | L) | Levanevsky Str. |

Location Advantages



Demography*

Bila Tserkva's labor market with suburbs (40 km)



Spending

Wage level

(average wage per month, EUR, 1H 2019)

Bila Tserkva	260
Kyiv region	374
Ukraine	363

Local workforce costs

(net salary per month, EUR, 1H 2019)

Manager	750
Engineer	450
Worker	250

Utility costs

(for the industrial consumers without VAT, 12/2019)

Electricity EUR/kWh	0,08
Natural gas EUR/m ³	0,27
Water supply EUR/m ³	0,40
Wastewater EUR/m ³	0,43

Tax rates

(local taxes per year, 2019)

Industrial real estate tax	0%
Industrial land tax	4 EUR/ha
Local construction tax	0%

*Statistics as of 2018

Source: Eurostat, Ukrstat and its own sources

Bila Tserkva Industrial Park

tel.: +380 (44) 364 78 89

mob.: +380 (66) 758 15 86

email: andrey.ropitskiy@ip-bt.com

<https://ip-bt.com>