

# Cerhenice

## Sugar Refinery

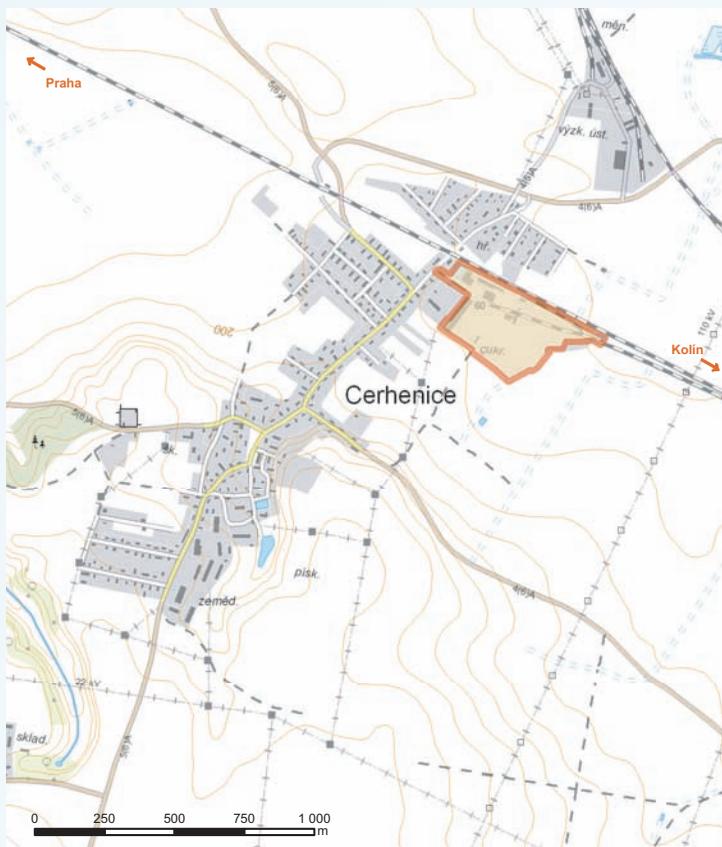
11.3 ha for production and commercial zone

Cerhenice is a smaller industrialised municipality (with a population of about 1,500) located on the edge of the Kolín District on the main railway line Prague – Kolín between the municipalities of Pečky and Velim. Cerhenice is located on the site of an ancient Celtic settlement. The first documentation of Cerhenice in the chronicles is from 1295. A fortress was built here at a later time. The first brewery in Bohemia and possibly even in Europe was founded here in 1118. The town was abandoned during the Thirty Years' War. The town's future growth was a gradual process and no significant impulse occurred until it was connected to the railway system at the end of the 19<sup>th</sup> century. Most of the larger local manufacturing businesses had started at this time. Cerhenice is now a typical industrial municipality attached to the greater Prague infrastructure (with small town status from the beginning of 2007).

The site is a former sugar refinery. It is located on the east side of the municipality. It is bordered by the railway line Prague – Kolín on the north, and is connected by a sidetrack.

Central Bohemia Region





## Cerhenice

**Population:** (census 1 March 2001/1 January 2007) 1,482/1,490

**Workforce:** 746 (census 1 March 2001), 592,600 (Central Bohemia Region – annual average 2006)

**Average rate of registered unemployment:** (2006) 6.6% (Kolín District), 8.1% (Czech Rep.)

**Average gross monthly wage:** (2006) CZK 19,856 (Central Bohemia Region), CZK 20,211 (Czech Rep.)

**Local businesses:** K+G tranzit s.r.o., KG servis s.r.o., Seson s.r.o. (metalwork), Railway Vehicle Research Institute, Railway Research Institute

### Geographic features

209 m above sea level • distance from Prague 57 km • nearby towns: attractive spa town of Poděbrady (11 km) Kolín (13 km) and Nymburk (16 km)

**Municipality with extended powers (3<sup>rd</sup> tier):** Kolín

**Municipal office (2<sup>nd</sup> tier):** Pečky

**Building authority:** Pečky

**Financial office:** Pečky

**Trade licensing office:** Kolín

## Investment opportunity

### Principal data

**Area:** 11.3 ha

**Anticipated use:** in accordance with the zoning plan documentation – research, production and commercial zone (small services and trades)  
**Zone location:** The site is located on the east side of the municipality of Cerhenice on the border of the built up area, south of the railway line.

**Current use and land ownership:** The site is currently not in use. Production ended in 1998. Since then, some of the buildings have been destroyed. There are currently 11 buildings in relatively bad condition. A large part of the site is paved. A sidetrack also leads to the site. There is a water reservoir on the northwest side of the site. The companies 1. CERHENICKÁ s.r.o. and FERBO s.r.o. are majority shareholders of the site. The Czech Land Fund is a minority shareholder.

### Municipal plan – regulations, restrictions

In accordance with the municipal plan approved on 9 July 2003, there is light production on the site, or buildings are leased for production purposes. • Maximum land development 20% to 30%; the reconstruction should preserve the existing proportions and new construction should correspond to the rural (ground) character of the development; protected green area between the production and housing areas; temporary structures in urban and exposed areas are prohibited. • Local bio-corridor and bio-centre on the south side of the site; protected zone of natural medicinal resources for the Poděbrady spa, 4<sup>th</sup> degree, adjacent to the site; protected railway and sidetrack zone on the north side of the site; protected zone for the transformer station to the northwest. • None of the structures are officially listed as historical buildings; the site is not located on a flood plain or in a protected mineral resource area; there are no important landscape features, identified mining areas, undermining grounds or projected sources of mineral deposits.

### Transportation

**Roads:** The site is connected via local roads to Road I/12 ca 4 km away. The D11 Motorway Prague – Hradec Králové is accessible at Exit 35, which is 5 km away.

**Railways:** The nearest railway station is Cerhenice, ca 0.2 km away.

The station is on Czech Railways line no. 011 Prague – Kolín.

**Regional airport:** Prague Ruzyně international airport 65 km

**River:** port in Prague 57 km

### Technical infrastructure

**Roads:** partially paved – asphalt, concrete, cobblestone; partially unpaved – gravel

**Potable water:** well on the land of another owner, connection on the boundary of the site

**Service water:** not available

**Sewer system:** connected to a waste water treatment plant northeast of the site (200 m away), possible to connect to the municipal sewer system leading to the road bordering the site; a closed-cycle water system on the site

**Electricity:** transformer station on the northwest side of the site, capacity 400 kV

**Natural gas:** not available, possible to connect to a gas line at the northwest boundary

## Contacts

### Municipal Office of Cerhenice:

Školská 444, 281 02 Cerhenice, phone: +420 321 792 423, e-mail: starosta@cerhenice.cz, www.cerhenice.cz

### Regional Office of the Central Bohemia Region:

Regional Development Department, Zborovská 11, 150 21 Prague 5, phone: +420 257 280 111, www.kr-stredocesky.cz

### Building authority:

Municipal Office of Pečky, Masarykovo nám. 78, 298 11 Pečky, phone: +420 321 785 051, e-mail: antonin.uxa@pecky.cz