

Úžice and Kozomín

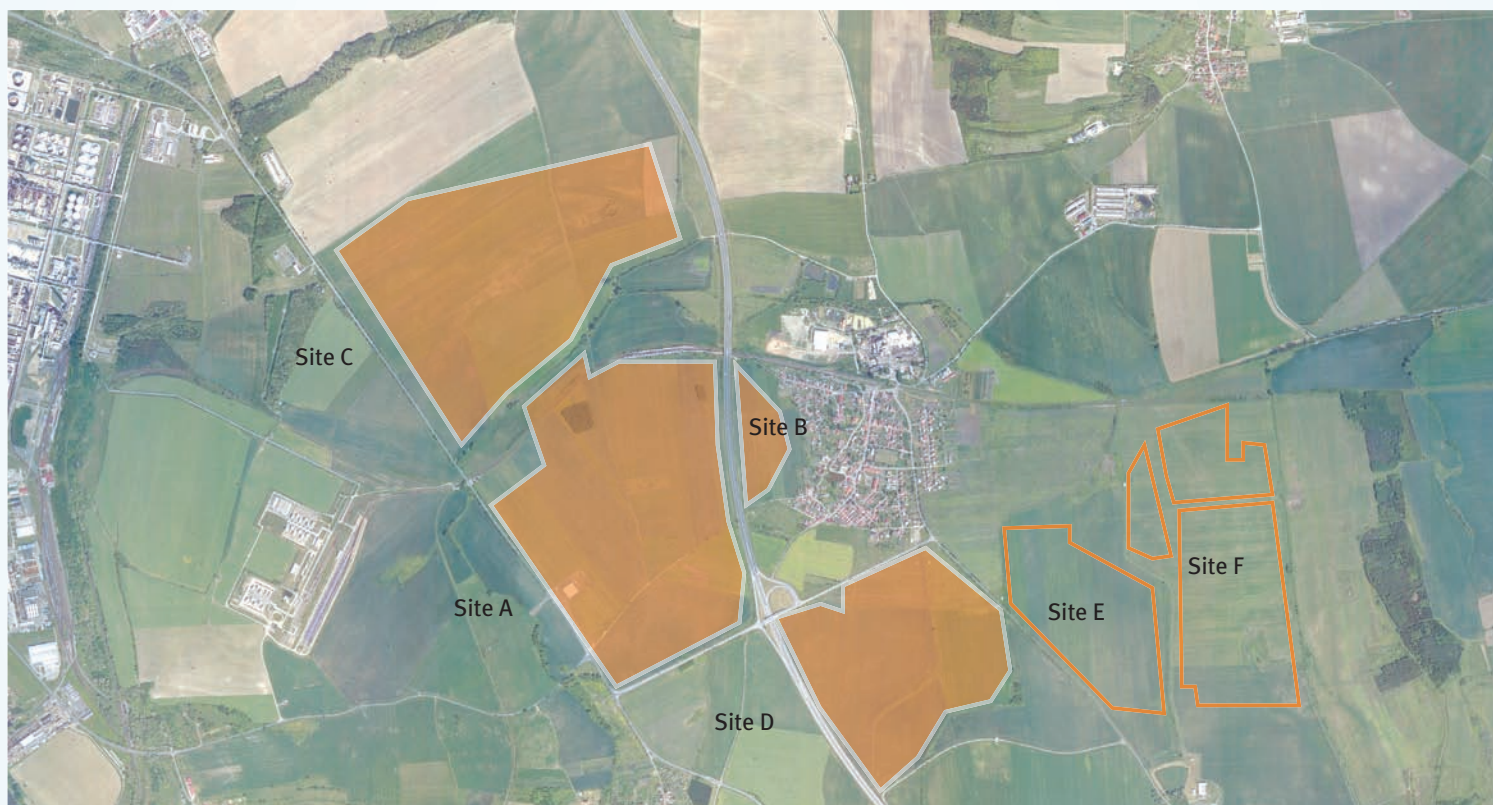
Central Bohemia Region

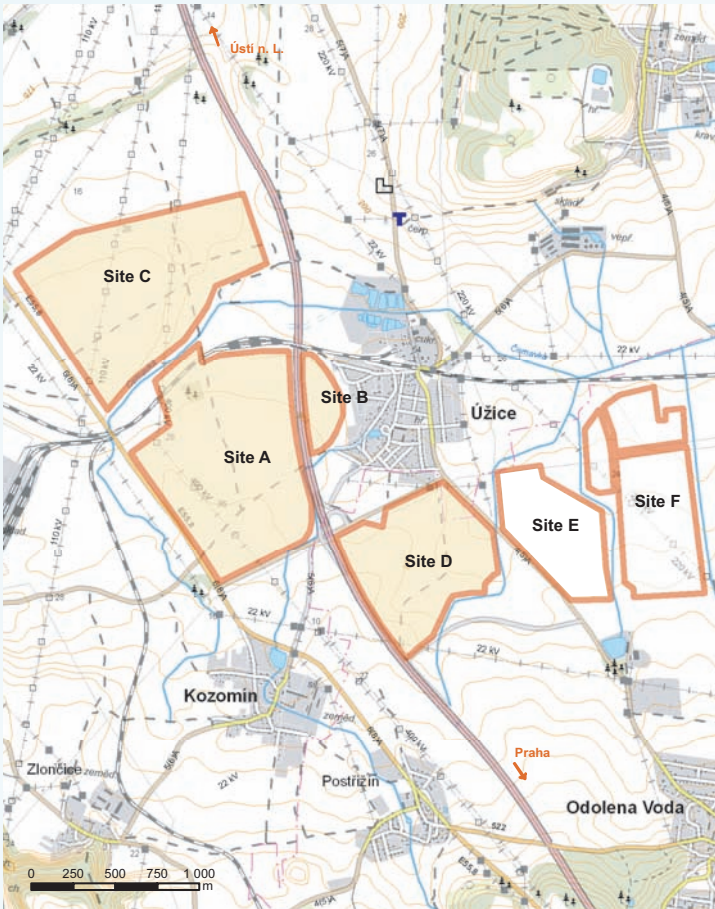
Úžice – Kozomín Industrial Zone

358 ha – plus 121 ha pending in the registration area of Odolena Voda – intended primarily for light production and storage, with commerce and production planned for a part of the zone

Úžice, with a population of approximately 800, and the smaller village of Kozomín, with a population of almost 300, are located about 6 km to the east of Kralupy nad Vltavou. Their potential mainly lies in their close proximity to the D8 motorway, which runs between the two villages.

The development site between Úžice and Kozomín is on both sides of the D8 motorway Prague–Ústí nad Labem and is directly accessible from the Úžice exit at the 9 kilometre mark.





Úžice und Kozomín

Population: (census 1 March 2001/1 January 2007): 769/779 and 264/303

Workforce: 385 and 126 (census 1 March 2001)

Workforce in the region: 592,600 (Central Bohemia Region – annual average 2006)

Average rate of registered unemployment: (2006): 7.5% (Mělník District), 8.1% (Czech Rep.)

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

Local businesses: small service and trade facilities

Distance: Prague 15 km, Kralupy nad Vltavou 5 km, Mělník 20 km

Geographic and historical features

Úžice: first documented in 1405 • 180 m above sea level • belfry from the 18th century • sugar mill from the mid-19th century (no longer in operation, now used for other purposes)

Kozomín: noble residence first documented in 1400 • 225 m above sea level • small chateau that ceased to exist in the mid-20th century • statue of the Holy Trinity from 1777 and a belfry

Attractive surroundings: Veltrusy – chateau with an extensive English-style park, Nelahozeves – chateau with a picture gallery, natural park Dolní Povltaví

Municipality with extended powers (3rd tier):

Kralupy nad Vltavou

Municipal office (2nd tier): Kralupy nad Vltavou

Building authority: Kralupy nad Vltavou

Financial office: Kralupy nad Vltavou

Trade licensing office: Kralupy nad Vltavou

Investment zone

Principal data

Area: 139 ha in the registration area of Úžice, 94 ha in the registration area of Kozomín, 64 ha in the registration area of Postřizín, 51 ha in the registration area of Zlosyň, 10 ha in the registration area of Chvatěruby. Sites E and F in the registration area of Odolena Voda in the future

Anticipated use: industrial and storage area, commerce and production

Zone location: near the D8 motorway (at the 9 kilometre exit)

Current use and land ownership: in part of Site A, 22 ha along the D8 motorway used as a logistics park for the company ProLogis and another area of approximately the same size as storage area for the company Africa Israel (EVROPA-SEN, s.r.o.). About 3 ha along Road no. 608 used by Seafood Factory (fish processing plant) and AIRCO, spol. s r.o. (locksmith products). A warehouse for TESCO has been constructed on about 25 ha of Site D. Other available areas of the industrial zone are owned by various private individuals.

Municipal plan – regulations, restrictions

Zone use complies with the valid municipal plans for the municipalities of Úžice, Kozomín, Odolena Voda, Postřizín, Zlosyň and Chvatěruby. Commerce and trade related businesses, land and buildings for trades and services, including technical facilities and transport, are permitted under certain conditions.

Transportation

Roads: the D8 motorway Prague–Ústí nad Labem, exit 9

Railways: line no. 092 Kralupy nad Vltavou–Neratovice, Úžice railway station

Regional airports: Vodochody international airport (private), public airport Sazená near Kralupy n. Vlt. (D8, exit 18)

Infrastructure

Water: connection to the DN 800 water supply main from Mělnické Vrutice via a DN 250 pipeline

Sewer system: connection to the Úžice waste water treatment plant, capacity may be increased; also partially the Kozomín waste water treatment plant. Rainwater drainage to the proposed reservoir in the northern part of the zone and to canals

Electricity: a high voltage 22 kV power line at the zone boundary, a very high voltage 440 kV power line passing through the zone

Natural gas: a very high pressure Transgas gas line passes through the zone (with no possibility of connection), plans to build a DN 300 high pressure gas line Obříství – Kralupy n. Vlt. with an Úžice regulation station (capacity 3000 m³/hour which will cover the needs of the municipality and the development zones)

Industrial waste: not available nearby

Contacts

Municipal Office of Úžice:

Nádražní 200, 277 45 Úžice u Kralup nad Vltavou, phone: +420 315 782 101, www.uzice.cz

Municipal Office of Kozomín:

Kozomín 28, 277 45 Úžice u Kralup nad Vltavou, phone: +420 315 782 432, www.kozomin.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 Kralupy nad Vltavou, U Cukrovaru 1087, 278 01 Kralupy nad Vltavou, phone: +420 315 739 811, www.mestokralupy.cz