

B A C N I N H

INDUSTRIAL LAND FOR LEASE

CONFIDENTIAL

August 2020

EXECUTIVE SUMMARY

savills



Location

Que Vo
District, Bac
Ninh province



Property type

Industrial Land
(Manufacturing,
processing &
logistics)



Total area

521
ha



Leasable area

500
ha



Established

2014



Lease Term

2059

EXECUTIVE SUMMARY

savills

PROPERTY FEATURES AND COST



Available area

100

ha



IP Occupancy

80

%



Lease price/m²

\$83

/m²



Deposit

30

% of total lease



Management fee

\$0.6

m²/year



Water supply fee

\$0.578

m³



Waste-water fee

\$0.45

m³



Electricity fee

\$0.065

kWh

ACCESSIBILITY



Hanoi CBD

43

Km



Noi Bai Airport

44

Km



Hai Phong Port

110

Km



Highway

05

Km

OTHER



Road systems

Internal roads spread asphalt with heavy loading



Telecommunications

Modern IT system with wide range of services. Services provided by Viettel, VNPT.



Supporting services

IRC & ERC application support, construction and fire certs, HR and labor recruitment assistance

SUMMARY

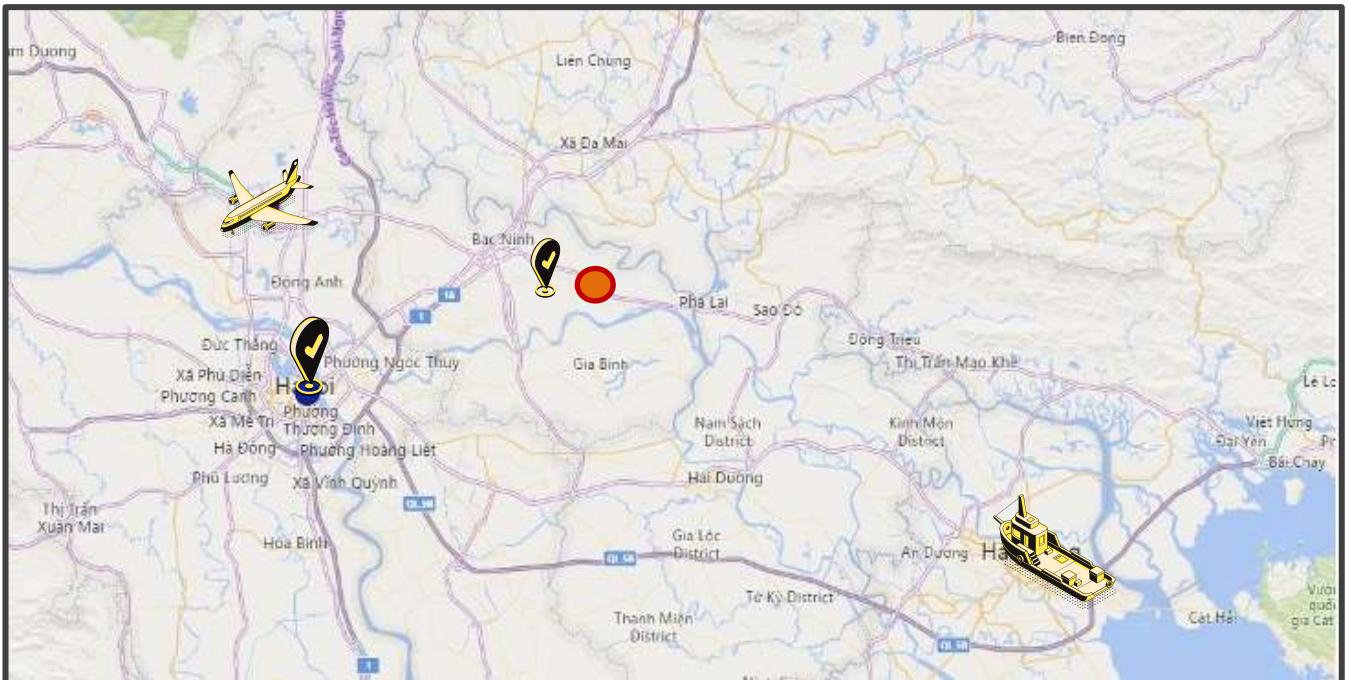
Description

A multi-sector industrial zone situated in the center of the North Key Economics Zone (NKEZ) equipped with a synchronized infrastructure system including internal road networks, IT facilities, water pump station, power station and water treatment plant. Target industries include hi-tech and electronics assembling, precision technology, and food processing.

Location

Located in Viet Hung commune, Que Vo District, Bac Ninh Province (Bordering Hanoi area) with convenient transportation to link with Hanoi, Bac Giang, Quang Ninh, Hai Phong, Noi Bai International Airport.... creating a very convenient hub for enterprises in manufacturing, importing, exporting and transporting goods and materials.

LOCATION



TRANSPORTATION NETWORK

CBD



Hanoi CBD – 43 km/50 mins

Bac Ninh City – 06 km/12 mins

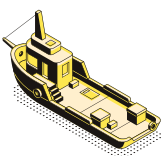
Airways



Noi Bai Airport

37 km/40 mins

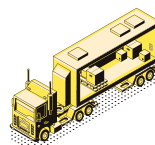
Seaport



Hai Phong Seaport

120 km/ 120 mins

Roadway



Ha Noi – Bac Giang Highway

05 km/09 mins

521

ha

Leasable
500 ha

Vacant
100 ha

INVESTMENT SECTORS



Computers and electronics



Building materials



Packaging industry



Precision machinery



Automotive



Assembling



FMCG & consumer goods



Wood processing

IP INFORMATION

UNIQUE ADVANTAGES

01

One of the few projects with vacant land in Bac Ninh, ideal for logistics and high-value added industries with proximity Bac Ninh City and Hanoi CBD

02

Situated among large manufacturing complex with many automobile parts and electronic component manufacturers

03

Investment support by developer: investment certificate procedure, registering and making stamp procedure, procedure to register tax code

04

A police station near the IP to ensure order and security, well manage and protect foreign employees working and residing in the area

05

Synchronized infrastructure including worker dormitories, IT facilities, strong electricity, water and wastewater treatment capacities

06

Competitive lease price below Bac Ninh average, at only US\$83/m², for a strategic location

INFRASTRUCTURE



Power Supply

One newly equipped transformer 110kV capacity of 2x63 MV



Water Supply

Stable water supply system (provided by 2 water factories) connected to the rented land with total capacity of 13,000 m3/day



Waste Treatment

Wastewater treatment plant with capacity 5,800 m3/day



Telecommunications

The telecommunication network, telephone system and high-speed internet



Internal Roads

The road is spread asphalt with heavy loading
 – Main road: 40m.
 – Branch road: 19.5m to 32m



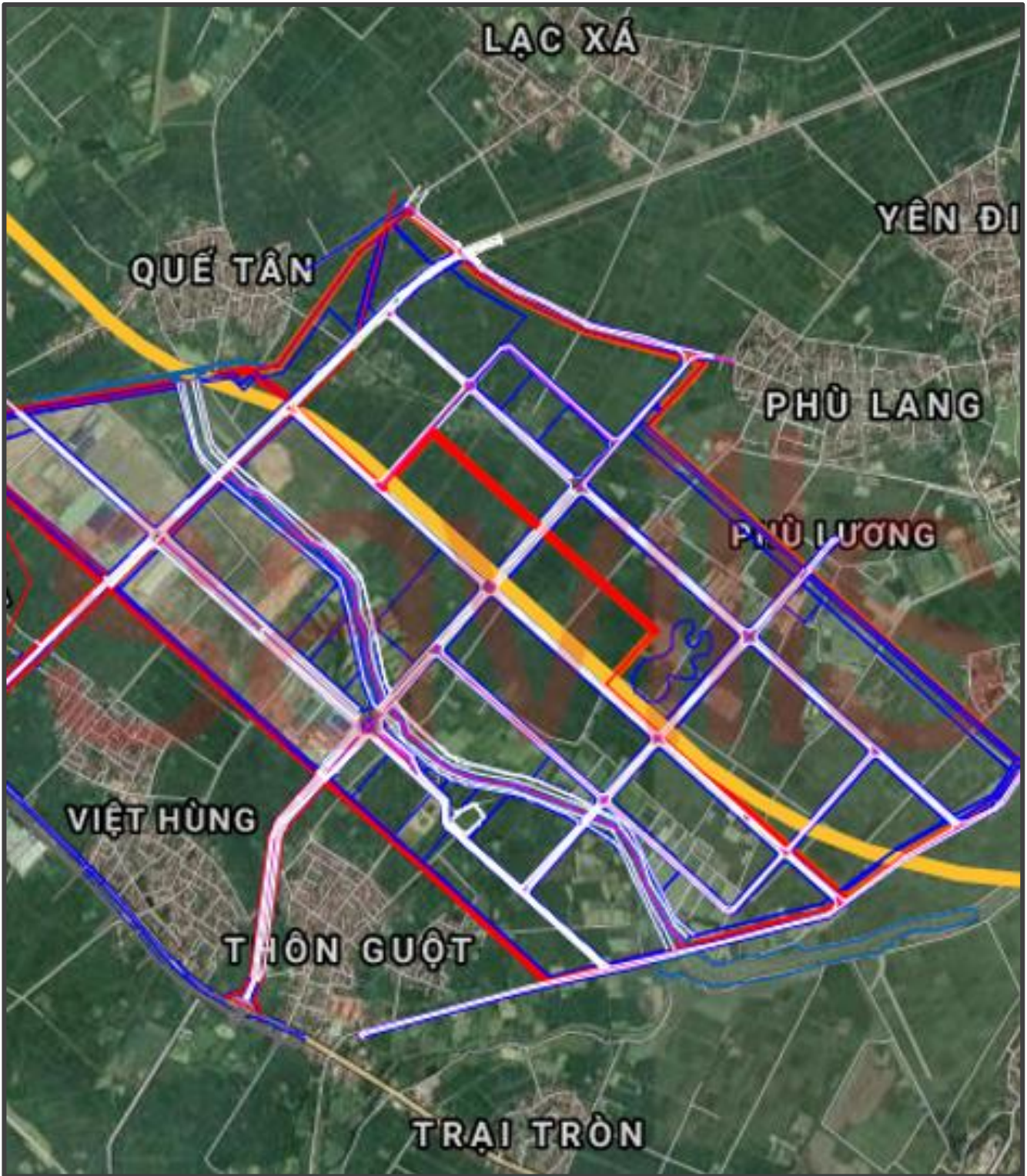
Green Tree

Green density: 10.32% to ensure green – fresh – beautiful industrial park

MASTERPLAN



SITE OVERVIEW



PHOTOS





Expressions of Interest relating to this property should be directed to Savills Vietnam



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