

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/m<sup>2</sup>

**\$83**

/m<sup>2</sup>



Deposit

**30**

% of total lease



Management fee

**\$0.6**

m<sup>2</sup>/year



Water supply fee

**\$0.578**

m<sup>3</sup>



Waste-water fee

**\$0.45**

m<sup>3</sup>



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

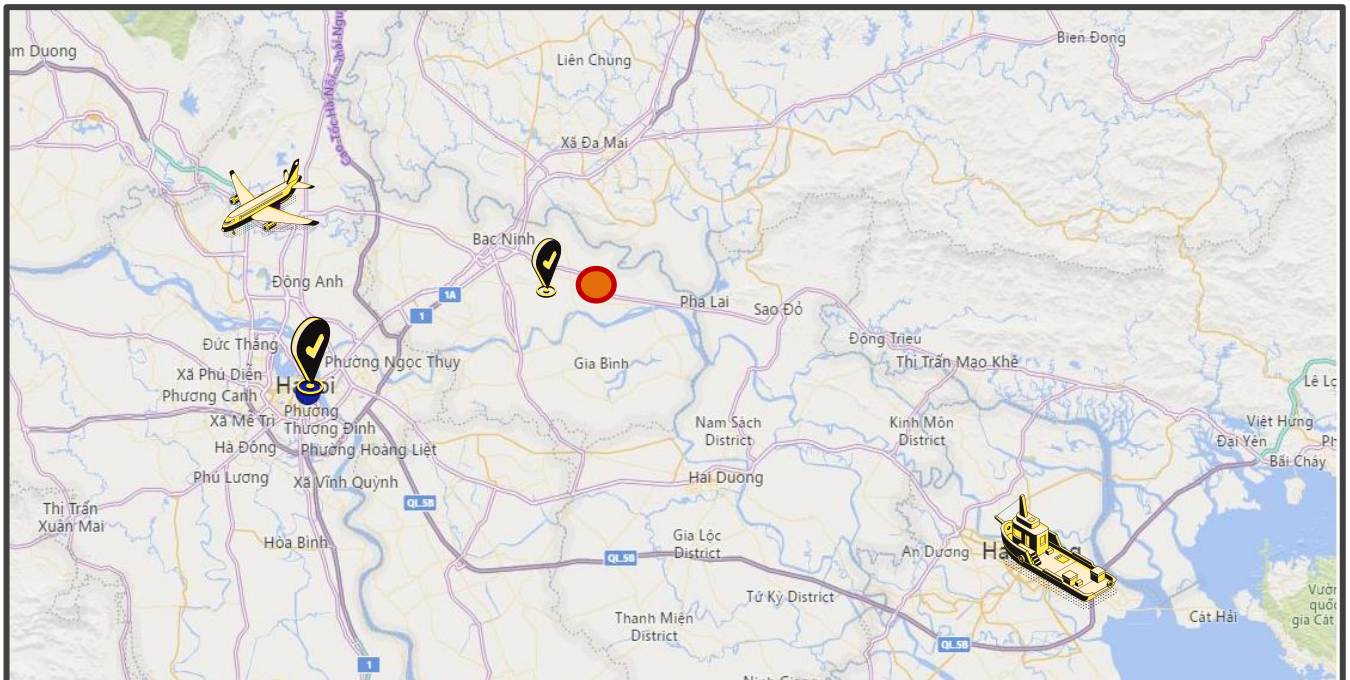
## Description

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

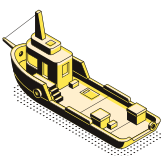
## Airways



**Noi Bai Airport**

37 km/40 mins

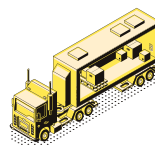
## Seaport



**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/m<sup>2</sup>, 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



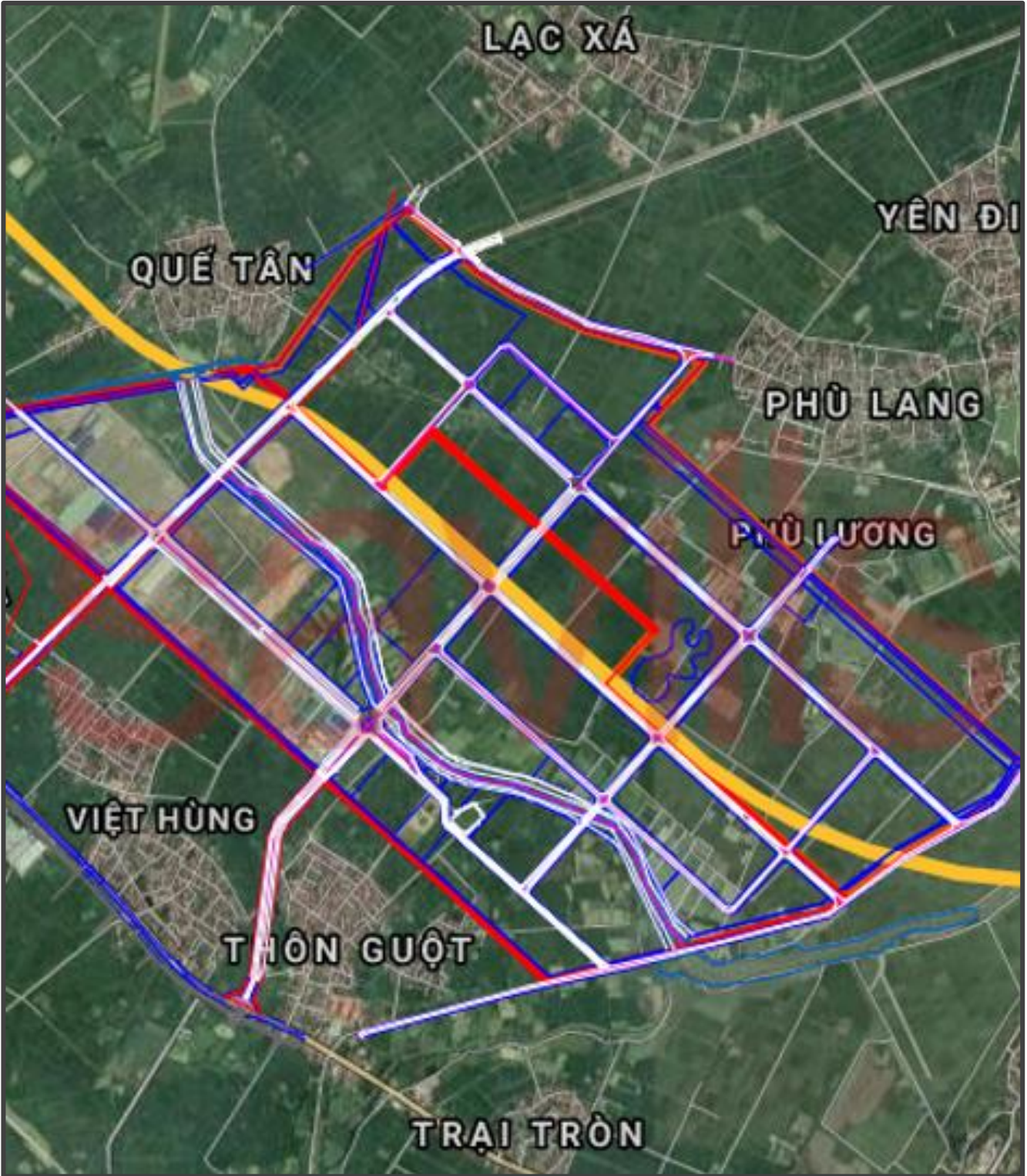
## Green Tree

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



**MR. JOHN CAMPBELL**  
Manager  
Industrial Services

JCampbell@Savills.com.vn  
+84 (0) 986 718 337



**MR. DO XUAN THANH**  
Consultant  
Industrial Services

DXuanThanh@Savills.com.vn  
+84 (0) 984 118 128

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