

Metallist Industrial Site
(gate house with personnel facilities) (Brownfield)

Republic of Udmurtia, Glazov



Vacant **industrial property**, sq. m:

355.0

Vacant **office property**, sq. m:

220.0

Interior minor repair, window block replacement and other routine repairs required.

SITE BRIEF:

[**General Information; Location; Contacts**](#)

[**Transport accessibility**](#)

[**Infrastructure**](#)

[**Preferences**](#)

[**Tariffs**](#)

[**PHOTOS**](#)

General Information; Location; Contacts

	Site characteristics	Description
1.	Name	Gate house with personnel facilities
2.	Type (industrial site, industrial park, technological park, tourist and recreation area benefiting from favourable social and economic policies)	Industrial site
3.	Type of ownership (private, public, public-private)	Private. Free of any encumbrances and other third party rights.
4.	Location and web-site (e-mail)	427627, Glazov, Khimmashevskoe shosse, 9
5.	Management company or similar (MC)	OJSC Metallist Glazov Plant 8 (34141) 3-81-00
6.	MC Address (postal, electronic, web-site)	427627, Glazov, ul. Yukamenskaya, 10 metallist@udm.net

		http://www.metallist-udm.ru
7.	MC contact responsible for relations with potential residents (full name, title, phone number and e-mail)	Sergei N. Alalykin, Chief Operating Officer 8 (34141) 3-81-10
8.	Site Development Concept (web-site, if any) (yes/no)	No
9.	Site business lines (major projects, SME projects, mixed-type projects)	SME projects, mixed-type projects
10.	Industry specialization	Textile and clothing; wood processing and woodwork; pulp and paper; publishing and printing; hotels and restaurants; works and services

Transport accessibility

	Characteristics	Current status	Projections
1.	Distance to the nearest town	180 km to Izhevsk	180
2.	Distance to the regional centre	180 km to Izhevsk	180
3.	Distance to Moscow	1200 km	—
4.	Distance to the nearest highway	R242 – 88 km, M7 – 370 km	—
5.	Any road connecting the Site with the nearest highway, distance and road condition	Yes, Glazov-Yar-Kirov, 1.5 km, satisfactory	—
6.	Any motor roads across the Site (yes/no)	Yes	—
7.	Any connections to railways (yes/no)	Yes	—
8.	Any offloading rail terminal facilities (yes/no)	Yes	—
9.	Distance to the nearest international airport	400 km to Perm	—
10.	Distance to the nearest river port	200 km to Sarapul	—
11.	Distance to the nearest sea port	2000 km to St. Petersburg, 240 km to Kambarka deep-water river port for river/sea vessels	—

Infrastructure

	Characteristics	Current status	Projections
<i>Plots of land</i>			
1.	Total area of the Site (ha)	0.580	—
2.	Vacant plots of industrial land within the Site limits (ha)	N/A	—
<i>Industrial property</i>			
3.	Existing production and storage premises (sq. m)	355	—
4.	Vacant industrial property (sq. m)	<u>355.0</u>	—
5.	Maximum height of vacant premises (to the girder, m)	3.3	—
<i>Office property</i>			
6.	Total area of the office property (sq. m)	220	—
7.	Vacant area of the office property (sq. m)	<u>220.0</u>	—
<i>Utilities</i>			
8.	Electric mains (yes/no); available load (MW)	Yes 0.075	—
9.	Heat supply system (yes/no); contracted capacity (Gcal/h)	Yes 0.05	—

10.	Water supply network (yes/no); maximum switched load (cu. m/h)	Yes 5	—
11.	Sewerage system (sanitation, storm wastewater treatment facilities (yes/no); facilities capacity (cu. m/h)	Yes 6	—
12.	Gas supply system (yes/no); contracted capacity (cu. m p.a.)	No	—
13.	Other utility networks (yes/no) (if yes, specify)	Yes, telecommunications	—

Workforce

14.	Nearest settlements, distance	Glazov - 0 km, Balezino – 30 km; Yar – 45 km	—
15.	Transport service between the Site and the settlements	Yes	—
16.	Total workforce estimates within a 50-km radius of the Site (people, thousand)	68.0	—
17.	Approximate number of unoccupied able-bodied population (people, thousand)	0.5	—
18.	Average monthly pay of technical staff (RUB, thousand)	10-15	—
19.	Average monthly pay of managerial staff (RUB, thousand)	15-25	—

Social infrastructure in 30-minute proximity to the Site

20.	Canteens or cafes at the Site (yes/no)	Yes	—
21.	Hospitals (yes/no, proximity to the nearest one)	Yes, 3 km	3 km
22.	Shops (yes/no, proximity)	Yes, 3 km	3 km
23.	Housing for the Site staff (yes/no, proximity)	Yes, 5 km	5 km
24.	Hotels for the Site staff (yes/no, proximity)	Yes, 4 km	4 km
25.	Conference hall, business area (yes/no)	Yes, 3.5 km	3.5 km
26.	Sport facilities (yes/no)	Yes, 4 km	4 km
27.	Recreation areas at the Site (yes/no)	No	No

Preferences to Residents

In terms of initial costs

	Preferences	Statutory document and approving authority	Statutory document validity
1	Subsidies on SME projects	Resolution by the RU Administration No. 399 dd 10.09.2012 “On Approval of the Regulation on Tenders to Grant Subsidies to Startup Entrepreneurs on Starting and Developing Own Business”	2012 – indefinite term
2	Subsidies on lease payments to acquire fixed assets Subsidies to partially reimburse small businesses’ advance payments under lease agreements (90% of expenses, but not exceeding RUB 100 thousand)	Resolution by the RU Administration No. 349 dd 15.11.2010 “On Approval of the Regulation on Granting to SMEs – Providers of Goods, Works and Services – Subsidies to Partially Reimburse the First Lease Payment under Lease Agreements (Excluding Sublease Agreements)”	2010- indefinite term
3	Guarantees on fixed-asset loans to SMEs Guarantees to banks on providing up to	Regulation by the RU Administration No. 1096-r dd. 21.12.2009 “On Implementing the Program of Granting Credit Guarantees to Small Businesses”	2009- indefinite term

	50% of the collateral amount		
4	4.1 SME microfinancing (up to RUB 1 mn, 10% p.a., up to 12 months)	In compliance with Articles of Association of the Udmurtian Public Foundation for SME Support	1995 – indefinite term
	4.2 Subsidies to small businesses on reimbursement of expenses under contract of guarantees (90% of expenses, but not exceeding RUB 100 thousand)	Resolution by the RU Administration No. 127 dd. 18.05.2009 “On Approval of the Regulation on Granting Subsidies from the Budget of Republic of Udmurtia to SMEs – Providers of Goods, Works and Services – to Partially Reimburse Costs Related to Bank Guarantees and Contracts of Guarantee”	2009 – indefinite term
	4.3 Subsidies to support innovative SMEs (up to RUB 750 thousand), startup innovative companies (up to RUB 350 thousand)	Resolution by the RU Administration No. 292 dd. 27.09.2010 “On Approval of the Regulation on Granting Subsidies from the Budget of Republic of Udmurtia to innovative SMEs to Reimburse Costs Related to Development, Introduction, Production/Disposal of Goods, Performance of Works, Rendering Services and Regulation on Granting Subsidies from the Budget of Republic of Udmurtia to Reimburse Costs Associated with Establishment of an Innovative Small Business and Its Start-up Operations”	2010 – indefinite term
5	Subsidies on lease payments to acquire fixed assets	Resolution by the RU Administration No. 183 dd. 02.05.2012 “On Approval of the Regulation on Granting Subsidies from the Budget of Republic of Udmurtia to RU Business Entities for Implementation of Investment Projects to Partially Reimburse Loan Interest Rates and Lease Payments”	2012- indefinite term

In terms of operating costs

	Preferences	Statutory document and approving authority	Statutory document validity
6.	Interest rate subsidies to Site residents	Resolution by the RU Administration No. 183 dd. 02.05.2012 “On Approval of the Regulation on Granting Subsidies from the Budget of Republic of Udmurtia to RU Business Entities for Implementation of Investment Projects to Partially Reimburse Loan Interest Rates and Lease Payments”	2012 – indefinite term
7.	Profit tax relief	Law of Republic of Udmurtia No. 8-RZ dd. 05.03.2003 “On Tax Reliefs in Investment Activities”	2003 – indefinite term
8.	Property tax relief	Law of Republic of Udmurtia No. 55-RZ dd. 27.11.2003 “On Corporate Property Tax in Republic of Udmurtia”	2003 – indefinite term

Tariffs

	Characteristics	Unit of measure	Current status	Periodicity of Review
<i>Purposes of presenting vacant areas</i>				
1	Purposes of presenting vacant areas: - sale - lease other forms of partnership (specify).	Sale and lease. Sale value – 8000.0 mn rubles.		
<i>Lease</i>				
2	Rate of lease of industrial areas	rubles/square meters per month excluding VAT	-	Annually
3	Rate of lease of office areas	rubles/square meters per month excluding VAT	535	Annually
<i>Connection to electric networks</i>				
4	Cost of connection to electric networks	rubles/kW excluding VAT	Connected	
<i>Utility services</i>				
5	Cost of contracted electrical capacity (capacity tariff)	rubles/kW* per month excluding VAT	4.76 rubles/kW	Annually
6	Heat tariff	rubles/Gcal excluding VAT	1200 rubles/Gcal	Annually
7	Water tariff	rubles/ cubic meters excluding VAT	15.57 rubles/cubic meters	Annually
8	Sewerage tariff	rubles/ cubic meters excluding VAT	13.4 rubles/cubic meters	Annually
<i>MC services</i>				
9	Logistics (yes/no)		no	
10	Staff recruitment (yes/no)		no	
11	Maintenance/engineering (yes/no)		no	
12	Security (yes/no)		no	
13	Legal services (да/нет)		no	
14	Consulting, including raising funds for financing projects of residents (yes/no)		no	
15	IT services (yes/no)		no	
16	Cleaning of grounds, garbage disposal (yes/no)		no	
17	Transportation of residents' personnel and providing private vehicles (yes/no)		no	

18	Banking services (settlement and cash services for residents) (yes/no)	no	
19	Services of a customs broker (yes/no)	no	
20	Leasing of premises (yes/no)	no	
21	Temporary storage warehouses (yes/no)	no	
22	Other services (specify)	no	

Photos

