

VILLANQUEJAR INDUSTRIAL PARK

The Villanquejar Industrial Park (Burgos) is real core expansion. Since activities began in 1965, it has not stopped growing for a single moment. It already has three completed phases, and a fully developed fourth, which make this park the largest in Castilla y Leon and one of the most prosperous in Spain.

Phase IV, with 1,200,000 m² of land in plots available for sale, pose the definitive consolidation of Burgos as industrial capital that is increasingly more competitive, richer in synergies, and more connected to the future.

The Villanquejar Industrial Park is an especially unique investment opportunity

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The Villanquejar Industrial Park not only has the largest supply of land for industrial use at competitive prices and in a strategically enviable position but it also has excellent infrastructure and high quality services, characteristics that have led to Villanquejar Industrial Park to get the highest rating in the latest report from the prestigious real estate consultancy Knight Frank.

Man characteristics

- **Surface area:** Industrial area: 1,200,000 m², Green areas, roads, etc.: 1,200,000 m², Total: 2,400,000.
- **Maximum possible urban exploitation** for industrial use within the parameters of sustainability set by the Law.
- Location of the area of individual tertiary use and facilities in the area next to the town centre (Barrio de Villatoro), in order to establish, together with the green zone, a space with less environmental impact from noise or emissions, common in the processing industry.
- Limiting the space allotment for industrial use in mini-warehouse, allowing a standing offer for medium and large industry surface area. Limiting fragmentation by establishing **minimum plots of 2,500 m²**.
- Zoning for different industrial applications: medium and large industry on their own plots, small in aggregate and tertiary activities linked to industry or a formally similar settlement.
- Areas for specific uses **of public parking equipment**, recreational or leisure, linked as a park, to the Barrio de Villatoro.

Zoning:

The sector is destined to host productive uses, with reservation of surface area for open spaces and facilities, and ordered by functionality.

Land for productive uses:

In the area of land for purposes of economic, trade and industrial productivity distinguished by specialised areas whose use will be: general industry, housing, commerce or offices.

Land usually intended for facilities:

An area to accommodate social facilities (1st Class), sports and leisure reserves. It focuses on the nearest part to Villatoro, forming, with tertiary industrial uses, a band of proximity to facilities and services whose environmental impact compared to the residential area is minor.

Land for public parking:

They are distributed in several different areas:

- Adjacent and integrated in the road system configuring in line or at an angle on both sides of the road.
- Areas of specific use, forming plots for public parking, predominantly for trucks.
- Private plots for industrial or tertiary use, according to the specific conditions, it should provide parking at an angle for public use in front of the plot.

Reservation of land for open spaces:

Open spaces are partially pre-set by determining the current general plan, by placing a strip along the Villatoro perimeter road.

It additionally locates open spaces intended for planting trees in fields within or between railway lines between the same and the Poligono Villalonguejar III, that contribute to proper landscaping through tree screens. The landscape perimeter treatment it addressed with green spaces on the local system and zonal regulations.

Road system:

It is developed from the location and layout of the 1-VG and 2-VG general systems to

establish a successful connection with the external network, providing a hierarchical mesh that optimises accessibility to the surface for industrial use. The area occupied by the road system is 277,271.24 m².

General table of surface areas of Sector [Villalonguejar IV]

USE	SURFACE AREA M ²	NET UTILISATION M ²	LUCRATIVE UTILISATION
Industrial	1,184,783.00	947,827.18	947,827.18
Mini Warehouses	102,044.94	81,635.95	85,717.75
Tertiary	110,654.75	177,047.60	203,604.74
Total	1,397,483.66	1,206,510.73	1,237,149.67
Equip. Leisure-Sp (pb)	137,105.66	67,522.83	0.00
Allocation Equip (priv)	133,267.84	213,228.54	106,614.27
Total Facilities	270,373.50	281,781.37	106,614.27
Total Buildable	1,667,857.16	1,488,292.10	1,343,763.94
Green Spaces	280,304.54		268,752.79
Parking	80,463.93		
Public Roads	168,497.94		
Net surface area Sector	2,197,123.57		
Syst. General Roads	107,823.30		
Surface area of Sector	2,304,946.87		

Consolidated phases

The Villalonguejar Industrial Park started its activities with a first phase in 1965, and today it already has three fully urbanised and consolidated phases (phase IV) with plots available for rent. In total it hosts more than 600 companies from various sectors, among them,

particularly, the automotive, food processing, chemical and metal and processed, which combined with other activities, employs over 12,000 people.

It is a solid industrial base that favours the establishment, growth and development of new businesses. The more economic activity there is in one place, the more investment it attracts, more synergies are produced, and the business increasingly becomes richer and complex. That explains why the Villalonguejar Industrial Park is the main industrial centre of the community, and promises to become one of the wealthiest enclaves in the country to launch a fourth phase of 2,400,000 m² gross and

Net 1,200,000 m², attached to the phases and the District of Villatoro.

Overview of surfaces Industrial Park Villalonguejar

Overview of surface areas of Industrial Park Villalonguejar

	INDUSTRIAL AREA	GREEN AREAS AND ROADS	Total
Villalonguejar	794,272 m ²	413,569 m ²	1,207,841 m ²
Villalonguejar II	2,116,000 m ²	952,297 m ²	3,068,297 m ²
Villalonguejar III	780,000 m ²	670,000 m ²	1,450,000 m ²