



# Business Region Skaraborg

MUNICIPALITY OF SKARA



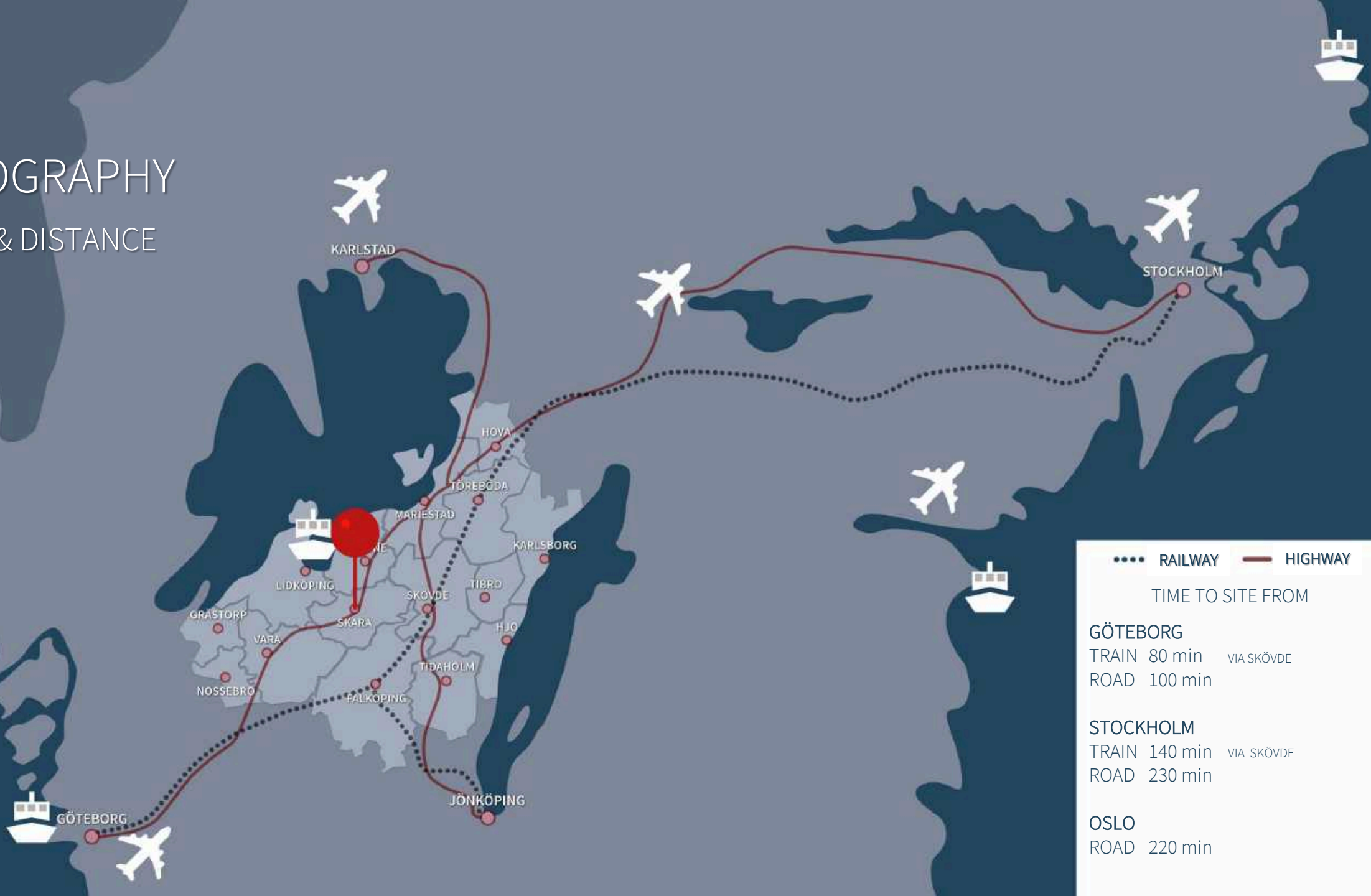
THE SWEDISH TRADE & INVEST COUNCIL  
REGIONAL PARTNER

# WELCOME TO SKARABORG

- ✓ PRESENCE OF GLOBAL BRANDS
- ✓ NETWORKING OPPORTUNITIES - WE BELIEVE IN STRONGER TOGETHER
- ✓ SUPERIOR LOGISTICS – IN THE MIDDLE OF THE NORDICS
- ✓ SUBCONTRACTOR HEAVEN – CLOSENES TO YOUR CUSTOMER
- ✓ EASY ACCESS TO COMPETENCE – 135 000 STUDENTS WITHIN 200 KM
- ✓ GREEN POWER - REDUCE YOUR EMISSIONS AND MAKE MONEY WHILE DOING IT
- ✓ COLLABORATION WITH THE UNIVERSITY OF SKÖVDE AND PARTNERS
- ✓ CLOSE AND EASY COLLABORATION WITH ALL AUTHORITIES
- ✓ A VAST SPREAD OF HOUSING OPTIONS TO SUIT DIFFERENT NEEDS
- ✓ MANY OPTIONS TO SPEND SPARE TIME TO ASSURE GOOD RECREATION
- ✓ CONNECTS TO THE WORLD VIA EASY ACCESS TO MANY KINDS OF TRANSPORTATION

# GEOGRAPHY

## TIME & DISTANCE



..... RAILWAY    ——— HIGHWAY

### TIME TO SITE FROM

**GÖTEBORG**  
TRAIN 80 min    VIA SKÖVDE  
ROAD 100 min

**STOCKHOLM**  
TRAIN 140 min    VIA SKÖVDE  
ROAD 230 min

**OSLO**  
ROAD 220 min

# SITE AT BERNSTORP

## QUICK FACTS

- ✓ Total area of 8Ha (20 acres)
- ✓ Many possibilities to expand business through splitting or combining plots
- ✓ The site can be used up to 50%
- ✓ An international competitive pricing of land – at a cost of 80 SEK/m<sup>2</sup> (approx. \$8/m<sup>2</sup>)
- ✓ Allowed building height is up to 12 metres
- ✓ Access to site can be given to customer within 6 months from agreement
- ✓ The site can be tailored to client specifications with connections for broadband fibre, fresh water and sewerage
- ✓ We can offer power distribution of up to 5 MW within 3 months
- ✓ Environmental permits for industry cleared
- ✓ The plot, and neighboring plots are planned for industry usage
- ✓ Excellent location for distribution on road via European Highway E20

# PLANT AREA

## LOCATION

The site at Bernstorp business park is in the western part of Skara, next to European Highway E20 to Gothenburg.

Jula's distribution central is located here, serving 100 department stores in three countries. It's the largest warehouse in Sweden and covers 150 000 m<sup>2</sup>.

The properties for sale, highlighted in blue, can be readily prepared to fit the customer.



[GOOGLE MAPS- LINK TO THE SITE](#)

COORDINATES: 58.378569, 13.398368

# PLANT AREA SCHEMATICS

- PROPERTY LINE
- CONNECTION POINT - ELECTRICITY
- CONNECTION POINT - WATER/SEWAGE
- CONNECTION POINT - ROAD



# PLANT AREA

## GENERAL INFORMATION

Skara is in the center of Skaraborg – a junction connecting several cities. European Highway E20 is passing by the site at Bernstorp. The accessibility to other main roads that connect neighboring cities are just as good.

A dryport with direct railroad connections to the port of Gothenburg is situated just 30 km away. It serves the Jula Group and can be utilised by other local companies as well. Jula has daily transports between their warehouse and the dryport and they have expressed possibilities to collaborate with other companies.

This overview shows the site from the east, with European Highway E20 to the right.



DRONE- FLIGHT TO OVERVIEW SITE

# PLANT AREA

## TRANSPORTATION AND ROAD

European Highway E20 is one of the busiest highways in the Nordics, and will be fully completed in 2025. Through this major overall and heavy investment, the road will become even more durable than before, allowing heavier loads to be hauled and shorter transportations in both directions.

This major overhaul takes part on the stretch north of Skara, between Mariestad and Laxå, but affects Skara in a very positive way in terms of traffic flow.

European Highway E20 has 10 000 vehicles passing each day, of which approximately 2 100 are semis with trailer.

Skara is a world class logistical location. European Highway E20 passes by close to the city, the site at Bernstorp and Skaraborg Logistic Center.







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THE REGION OF SKARABORG HAS A LONG HERITAGE OF HELPING EACH OTHER TO GLOBAL COMPETITIVENESS.

WE WANT TO COLLABORATE WITH YOU!

