

ctp

CZ

CTPark Pardubice Rosice



Industrial know-how and strong employer base

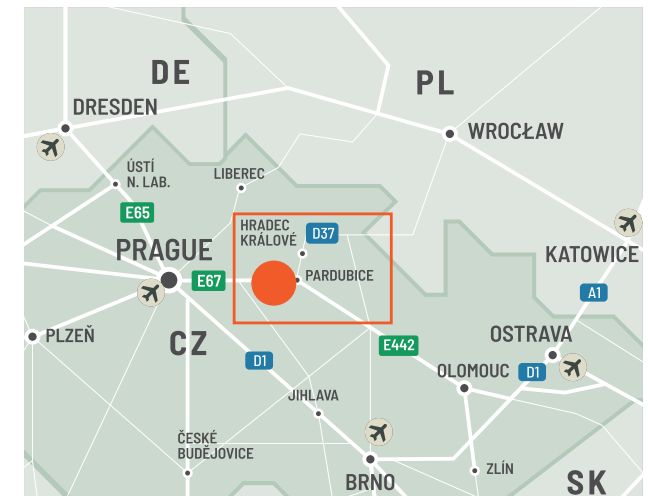
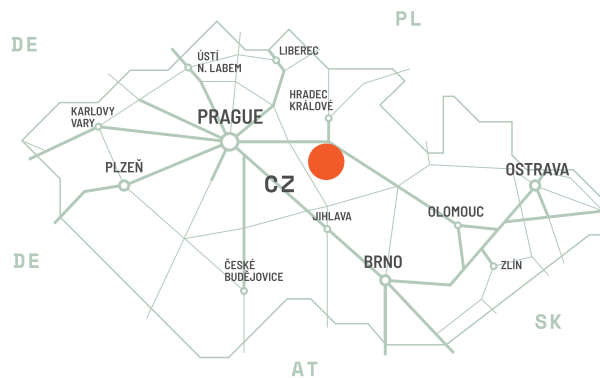
Pardubice has a long-standing industrial background, especially in electronics, chemicals, and light manufacturing. The region is home to international players such as Foxconn, Panasonic, and Explosia. The University of Pardubice plays a key role in developing local talent, with a focus on transport, chemistry, and technology. With over 500,000 residents in the wider region, low unemployment, and competitive labour costs, the area offers attractive conditions for employers looking to grow their operations.

- ▶ Regional population: over 500,000
- ▶ Approx. 6,000 students at the University of Pardubice (focused on transport, chemistry, technology)
- ▶ Pardubice offers affordable housing, accessible public services, and a rich cultural and sporting scene – ideal for attracting and retaining talent.



GRANDI CITTÀ

Hradec Králové	20 km
Kvasiny	50 chilometri
Olomouc	100 km
Praga	110 km
Wrocław	160 km

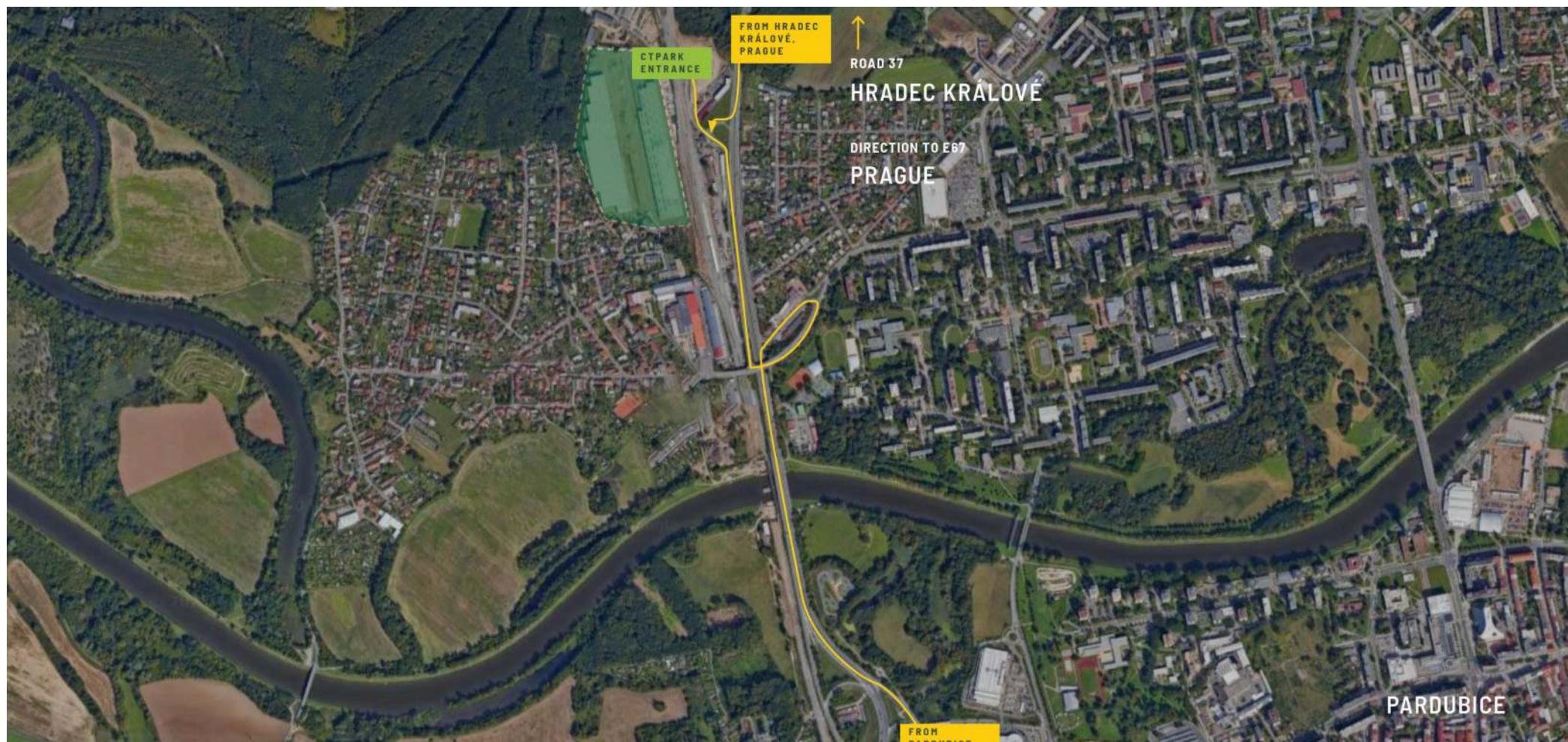


Prime location with domestic and international access

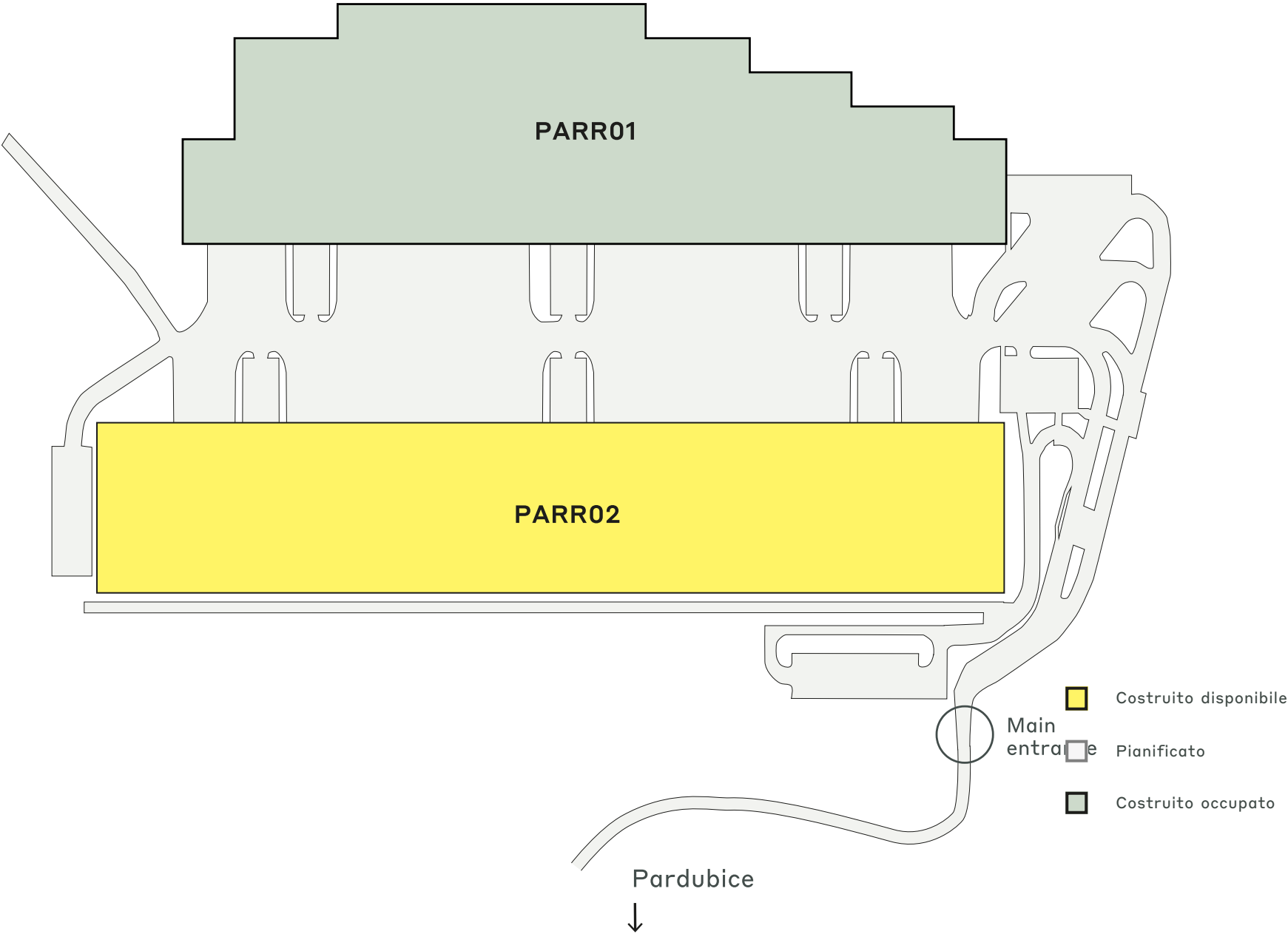
CTPark Pardubice Rosice lies directly on Route I/37, with quick access to the D11 motorway (linking the site to Prague and Hradec Králové) and the D35 corridor towards Olomouc and Brno. Pardubice benefits from strong public transport infrastructure and is located on the main rail corridor between Prague and Ostrava. The city also has its own international airport with both passenger and cargo operations. The site is well-positioned for cross-border logistics, with direct motorway connections to Germany via the D11 and A4, and easy access to Poland via Náchod or the D35.

CARATTERISTICHE DEL PARCO

- ▶ Located by airport, railway, and highway
- ▶ Available skilled labour and technical talent
- ▶ BREEAM New Construction certification – rated Very Good
- ▶ Strutture di classe A su larga scala



Progettato per l'efficienza
aziendale



DATI CHIAVE DEL PARCO

CTPark Pardubice Rosice



6 000+ TECH
STUDENTS



D11 8 KM



PRONTO PER
L'ENERGIA
SOLARE



AEROPORTO
INTERNAZIONALE



RIGHT ON
PRAHA-
OSTRAVA
CORRIDOR



300 M BUS
STOP

DISPONIBILI ORA

7.823 m²

OPPORTUNITÀ DI SVILUPPO

0 m²

AREA EDIFICATA

50.525 m²

SUPERFICIE TOTALE

11,24 ha

INVESTITORI DEL PARCO E NELLE
VICINANZE

Škoda Auto

Foxconn

Explosia

Panasonic

ctp

ctPark NETWORK

WHERE YOU NEED TO BE

10 countries

TRACK RECORD OF SUCCESS

**13.8 mil. sqm
GLA**

SPACE FOR YOU TO GROW

**25.7 million sqm
landbank**

SPACE FOR YOU TO GROW

~1,500 clients

KEY

- CTParks
>100,000 sqm GLA
- CTP locations
<100,000 sqm GLA
- Mixed-use Parks
- Planned

MARKETS

- Core markets
- Growth markets
- Western European
markets



Lukáš Škodrna

+420 727 898 100

lukas.skodrna@ctp.eu

CONTATTAMI