



Business Region
Skaraborg

MUNICIPALITY OF TÖREBODA



THE SWEDISH TRADE & INVEST COUNCIL
REGIONAL PARTNER

A map of Scandinavia and surrounding regions, including Norway, Finland, Denmark, Latvia, and Lithuania. The Skaraborg region in Sweden is highlighted in white. Other labels on the map include Stockholm, Gothenburg, the Gulf of Bothnia, and the Baltic Sea.

WELCOME TO SKARABORG

- ✓ PRESENCE OF GLOBAL BRANDS
- ✓ NETWORKING OPPORTUNITIES - WE BELIEVE IN STRONGER TOGETHER
- ✓ SUPERIOR LOGISTICS – IN THE MIDDLE OF THE NORDICS
- ✓ SUBCONTRACTOR HEAVEN – CLOSENESS 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



OSLO



GEOGRAPHY

TIME & DISTANCE



KARLSTAD



STOCKHOLM



GÖTENE

LIDKÖPING

GRÄSTORP

VARA

NOSSEBRO

SKARA

SKÖVDE

FALKÖPING

TIDAHOLM

JÖNKÖPING

KARLSBORG

TIBRO

HJO

TÖREBODA

MARIESTAD

Å



GÖTEBORG



..... RAILWAY — HIGHWAY
TIME TO SITE FROM

GÖTEBORG

TRAIN 95 min

ROAD 140 min

STOCKHOLM

TRAIN 180 min

ROAD 200 min

OSLO

ROAD 230 min

SITE AT ROTKILEN BUSINESS PARK

QUICK FACTS

- ✓ Total area of 5,4 Ha (13,4 acres)
- ✓ Possibilities to expand at connection site of 55 Ha (135 acres)
- ✓ The site can be used up to 75%
- ✓ Allowed building height is up to 10 metres
- ✓ Instant access to site can be given to customer
- ✓ The site is prepared with connections for broadband fibre, fresh water and sewerage
- ✓ Heating provided with sustainable solutions of district heating
- ✓ Current landowner is the municipality of Töreboda
- ✓ We can instantly offer power distribution of up to 2 MW
- ✓ Environmental permits for industry cleared
- ✓ This plot, and neighboring plots are planned for industry usage
- ✓ Excellent location for distribution on road via close access to the railway

PLANT AREA

LOCATION

The site at Rotkilen is currently owned by the municipality of Töreboda and can be accessed instantly with ready-made preparations for electricity, district heating, broadband fibre and fresh water/sewerage.

The connection roads are built for high sturdiness to assure good access for heavy vehicles.

This site has a connecting plot that can be utilised for expansion (marked purple on map). This area has the same classifications as other plots regarding volumes, sound pollution etc. The area has a total size of 109 Ha (269 acres).

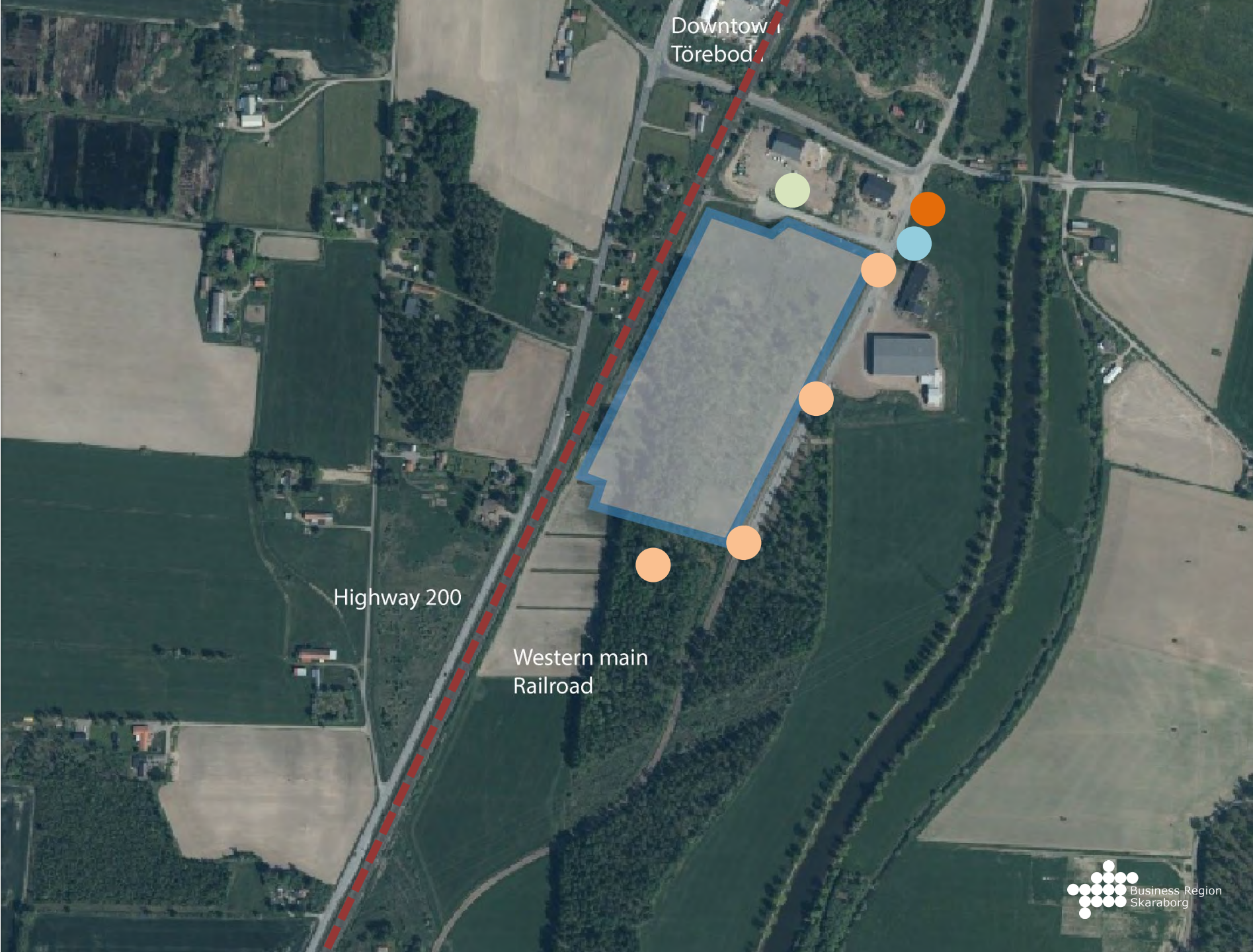


[GOOGLE MAPS- LINK TO THE SITE](#)

COORDINATES: 58.691875, 14.117801

PLANT AREA SCHEMATICS

- PROPERTY LINE
- CONNECTION POINT – ELECTRICITY
- CONNECTION POINT – WATER/SEWAGE
- CONNECTION POINT – ROAD
- CONNECTION POINT – DISTRICT HEATING
- RAILWAY



PLANT AREA

GENERAL INFORMATION

This site ensures possibilities for expansion – perfect for a growing business or to draw suppliers or customers closer.

The geotechnical preconditions in terms of buoyancy are excellent for setting up heavy equipment without major ground preparations.

To the right is an overview of the site that shows the Rotkilen site from southeast, with downtown Töreboda to the right.



DRONE- FLIGHT TO OVERVIEW SITE



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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!

