



Sale of immovable Property

Kemeneshőgyész

Stability | Reliability | Development

Sale of the immovable Property owned by Hübner-H Kft.



H-8516 Kemeneshőgyész, Outskirts, lot number: 0197/5.

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1. Executive Summary

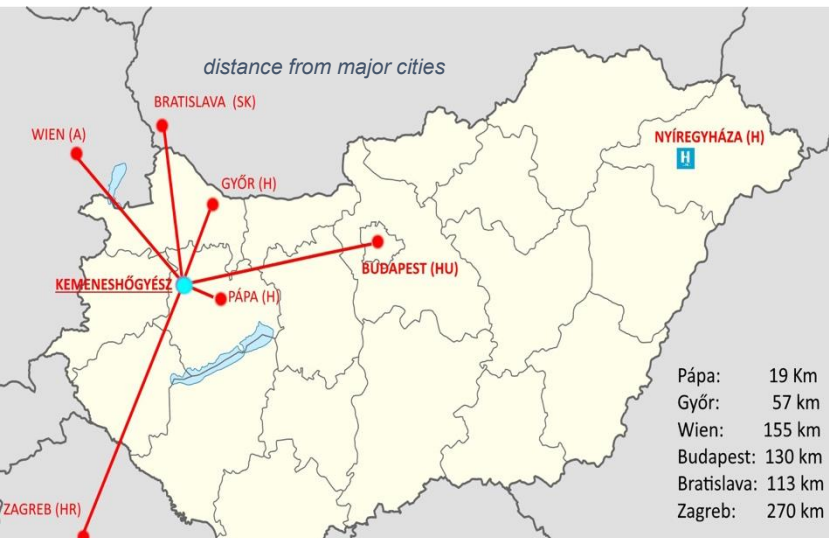
- The immovable Property (hereinafter referred to as the “Property”) is a site with a separate lot number. The Property is fully owned by Hübner-H Kft.
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- Subdivision of the Property: 4 buildings of 2,738 m², land area of 13,609 m².
- History: Since 1997 the Property has been used as a production site. The production ended on 31 May 2023. At the time of the sale of the Property, all employees will have left. The Property is located in a commercial area without any residential surroundings and thus ideally suited for production and other commercial activities.
- Subject of the transaction envisaged: It is intended to sell the complete package comprised of the land, buildings and equipment. The subject of the transaction is not an operating company. HÜBNER has already transferred the compound production from the Property to its site in Nyíregyháza, Hungary.
- Flexibility: HÜBNER may consider selling the machinery separately or the land and buildings without the machinery inside.
- Availability of the Property: within one month of the signing of the sale contract. The Property offers a modern infrastructure as well as production-ready equipment and licenses. Because there are no competing plants in the area, skilled labor is sufficiently available.
- General condition of the Property: Good. Continuous investments have been made to maintain the Property as a state-of-the-art facility. In 2014, a new office building and modern production hall were built.
- Government funding: Hungarian government support programmes are available for foreign direct investment in Hungary through the Hungarian Investment Promotions Agency (HIPA).

2. Key data and characteristics

Details of the Property	
Type of the Property	non-agricultural site
ZIP-Code	8516
Town (city, district)	Kemeneshőgyész
Street, house number	Outskirts 0197/5
Ownership relations	
Owner's name	Hübner-H Kft., 1/1 ownership
Appraised interest	ownership right free from any litigations, encumbrances and claims
Main characteristics of the immovable property	
Total plot area	13.609 m ²
Total net area of the superstructure	3.083 m ²
Availability of public utilities	water, electricity, gas
Comfort level	all-comfort
Previous function	production site

3. Location

The town of Kemeneshőgyész is a village in Veszprém county, Pápa district.



- The county is characterised by a dense network of roads connecting important industrial hubs and tourist resorts.

- The main road is the road No. 8, which also carries international traffic from east to west and which will be upgraded to cope with the significant through traffic to the western border.

- The construction of the M8 motorway is therefore a priority for the three counties concerned, on the basis of a cooperation agreement, both in terms of dynamic economic development and in terms of solving traffic challenges.

- The county has several railway lines, of which the Budapest-Szombathely line is the busiest.
- In the aviation sector, plans have already been made for the civilian use of the Pápa and Szentkirályszabadja airports.
- The AIR-PARK project in Veszprém has also been developed, which would create a separate industrial, logistic and scientific park linked to the Szentkirályszabadja airport.
- Much has been done to improve the county's utilities. Main water is available to all settlements.
- Veszprém county has a population of 350,000, with a population density of 76 persons/km².

Introduction of the immovable Property

4.1 Registration data of the Property

Lot number: 0197/5

Address: H-8516 Kemeneshőgyész, outskirts

Title: non-agricultural site

Area: 13,609 m²

Annotation: No entries.

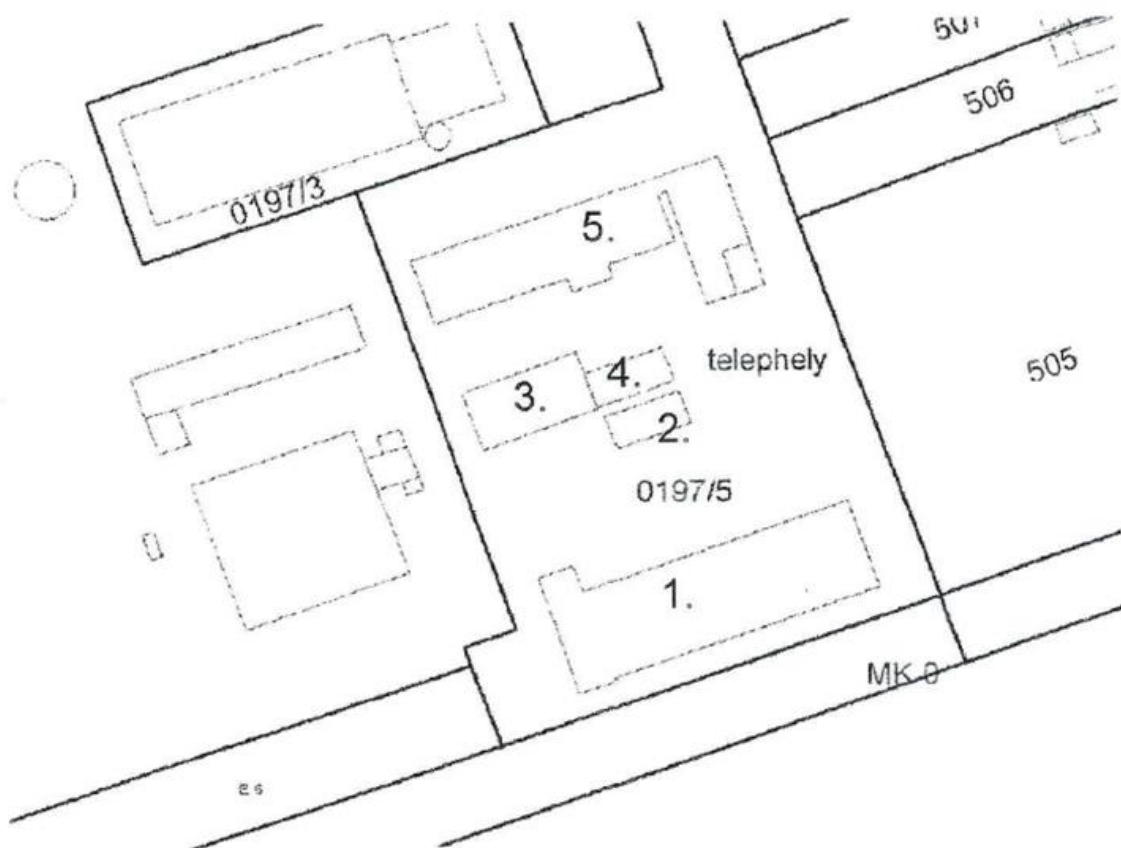
Owner: II/8: Hübner-H Kft. 1/1 ownership share; under the legal title of purchase and sale and contribution in kind.

Detailed introduction of the immovable Property

The immovable Property is located on the outskirts of town, in the Ady Endre street leading to Kemenesmagasi. There are similar industrial and agricultural properties in the surrounding area.

Floor space	13,609 m ²
Shape, form	irregularly shaped
Boundaries, enclosure	fenced Location, position
Built-up density	developed to cca. 25%
Availability of public utilities	water, electricity, gas, firewater

The plant buildings were built in the 1960's and 1970's, and have since been renovated, extended and refurbished several times. In 2014, a brand new state-of-the-art production hall and office building were built. 8 parking spaces for staff and customers have been created next to the main entrance of the site. Trucks supplying the plant can move around the site on large concrete pavements.



4.4.1. Introduction of Building I.

Function:	Office, factory hall
Year of construction:	2014
Net floor space:	1.455 m ²
Foundation, insulation:	reinforced concrete strip, insulated
Wall:	brick, sandwich panel
Slab structure:	reinforced concrete and steel structure
Roof structure, roof covering:	flat roof, steel structure, water and thermal insulation, Trapezoidal sheet covering
Facade covering:	trapeze sheets
Windows and doors:	Plastic structure windows with thermal insulation glazing, Hörmann industrial gates, plastic entrance and wooden structure internal doors
Floor coverings:	ceramic, industrial flooring
Wall coverings:	painting, tiles, trapeze sheets
Availability of public utilities	
Water network:	available; piped
Electric network:	available; wired
Gas network:	available; piped
Heating system:	condensing gas circulating boiler, radiator with heat dissipation, black emitters in the plant section
Domestic hot water supply:	condensing gas circulating boiler
Comfort level:	all-comfort (fully equipped)
Physical condition expressed in %:	85%

Pedestrian access to the new plant building is via two entrances on the western facade of the main building. Freight access is via a loading canopy on the northern longitudinal facade of the building.

The new plant building is integrated into the existing site's internal freight traffic system in such a way that it does not interfere with or obstruct it. The road connection meets the needs of the site to the maximum. In the hall, there is a soot storage, a mixing room and a finished product storage, all internally connected, but with independent access from the yard, too. The plant manufactures black rubber products, which is why the ageing room and the finished product warehouse – kept at a constant temperature of 18 °C – were built.

A ground floor and 2-story office building has been constructed at the western end of the factory building. On the ground floor, there are rooms to serve the plant, social blocks, while on the upper floors, there are offices and washrooms.

The central hot water supply to the building is provided by two Viessmann condensing boilers, while the domestic hot water is stored by a Vitocell 100V, 500 l, internally heated, stationary storage water heater. The required heat is produced by 2 gas-fired Viessmann Vitodens 200-W condensing wall-hung boilers, each with a capacity of 105 kW.

The building services systems (heating, water supply, air technology, ventilation, air conditioning) are equipped with central control systems to ensure automatic and economic operation.



1. Building I



2. Building I



3. Building I



4. Building I



5. Building I



6. Building I



7. Building I



8. Building I



9. Building I



10. Building I



11. Building I



12. Building I



13. Building I



14. Building I



15. Building I



16. Building I

4.4.2. Introduction of Building II.

Function:	warehouse, social building
Year of construction:	1980
Net floor space:	256 m ²
Foundation, insulation:	reinforced concrete strip, insulated
Wall:	brick
Slab structure:	wooden structure
Roof structure, roof covering:	high roof, wooden structure, corrugated roofing
Facade covering:	plastered, coloured
Windows and doors:	windows with wooden and metal structure, 2x1 layer glazing, metal entrance doors and wooden interior doors
Floor coverings:	ceramic, industrial flooring
Wall coverings:	painting, tiles
Availability of public utilities	
Water network:	available; piped
Electric network:	available; piped
Gas network:	none
Heating system:	gas and mixed-fuel boiler with radiator heat dissipation
Domestic hot water supply:	electric boiler
Comfort level:	all-comfort (fully equipped)
Physical condition expressed in %:	80%

The building has a traditional structure with brick walls and a high roof, with an office, kitchen and toilets. Maintenance and renovation are ongoing and the technical condition is good. The heating is central heating with radiators.



1. Building II



2. Building II



3. Building II



4. Building II



5. Building II



6. Building II

4.4.3. Introduction of Building III.

Function:	warehouse, social building
Year of construction:	1980
Net floor space:	86 m ²
Foundation, insulation:	reinforced concrete strip, insulated
Wall:	brick
Slab structure:	wooden structure
Roof structure, roof covering:	high roof, wooden structure, corrugated roofing
Facade covering:	plastered, coloured
Windows and doors:	windows with wooden and metal structure, 2x1 layer glazing, metal entrance doors and wooden structure interior doors
Floor coverings:	stone slabs, industrial flooring
Wall coverings:	painting, tiles
Availability of public utilities	
Water network:	available; piped
Electric network:	available; wired
Gas network:	none
Heating system:	gas and mixed-fuel boiler with radiator heat dissipation
Domestic hot water supply:	electric boiler
Comfort level:	all-comfort (fully equipped)
Physical condition expressed in %:	80%

The laboratory building is a traditional, brick, gable-roofed structure with a workshop, a machine room and a laboratory. Maintenance and renovation are ongoing and the technical condition is good. The heating is central heating with radiators.



1. Building III



2. Building III



3. Building III



4. Building III



5. Building III



6. Building III

4.4.4. Introduction of Building IV.

Function:	warehouse, plant
Year of construction:	1980
Net floor space:	941 m ²
Foundation, insulation:	reinforced concrete strip, insulated
Wall:	brick, coppolite
Slab structure:	reinforced concrete structure
Roof structure, roof covering:	high roof, steel structure, corrugated roofing
Facade covering:	plastered, coloured
Windows and doors:	metal structure windows, metal entrance doors and wooden interior doors
Floor covering:	stone slabs, industrial flooring
Wall coverings:	painting, tiles
Availability of public utilities	
Water network:	available; piped
Electric network:	available; wired
Gas network:	none
Heating system:	gas and mixed-fuel boiler with radiator heat dissipation
Domestic hot water supply:	electric boiler
Comfort level:	all-comfort (fully equipped)
Physical condition expressed in %:	80%

The building consists of an “L” shaped hall and a workshop. The floors are tiled concrete and mosaic tiles, the walls are plastered and painted, the toilets have ceramic tiles. The technical condition of the building is good, in 2006 the interior was renovated and a social room was built.



1. Building IV



2. Building IV



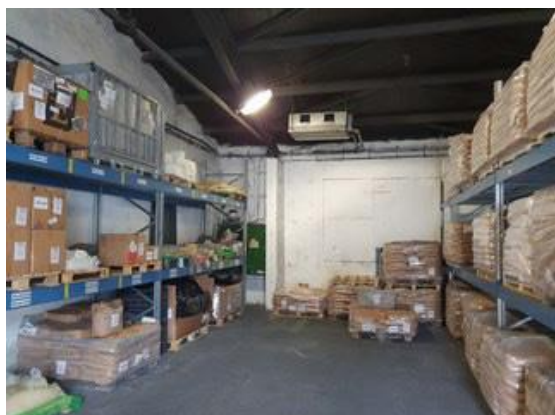
3. Building IV



4. Building IV



5. Building IV



6. Building IV

4.5. List of rooms

LIST OF ROOMS					
Address:		H-8516 Kemeneshőgyész, Outskirts, Lot number: 0197/5.			
Lot number:		0197/5			
Building name:		Non-agricultural site			
Title	Floor space	Title	Floor space	Title	Floor space
	m ²		m ²		m ²
Building I: Office, factory hall		Building II., warehouse, social building		Building III: laboratory building	
Soot storage	152.17	Warehouse	168.80	Laboratory room	23.00
Mixing area	476.12	Boiler	10.64	Machine room	26.00
Warehouse of finished goods	223.21	Foreground	14.89	Workshop	44.00
Warehouse of refrigerated finished goods	106.63	Office	18.23		
Transformer	9.49	Washroom	8.29		
High-voltage Switching space	7.66	Kitchen	6.97		
0.4 kW switching space	12.19	Dining room	27.87		
Toilet	1.68				
Washroom	2.39				
Pissoir	2.32				
Foreground	2.77				
Changing room for men	16.37				
Shower-washroom	14.55				
Toilet	1.40				
Changing room for men	16.37				
Toilet	1.40				
Foreground	2.77				
Entrance foreground	17.43				
Storeroom of cleaning utensils	1.40				
Archives	6.26				
Corridor	9.16				
Toilet	3.36				
Toilet	6.95				
Kitchenette	4.93				
Changing room for women	3.88				
Washroom-shower	2.88				
Foreground	2.24				
Office	35.83				
Corridor	41.80				
Office	35.42				
Office	17.82				
Office	26.66				
Office	18.84				
Kitchenette	4.93				
Toilet	3.36				
Toilet	6.95				
Corridor	43.70				
Office	25.05				
Office	26.02				
Office	25.72				
Office	17.22				
Toilet	1.62				
Toilet	1.62				
Server	5.51				
Heating	9.10				
In total:	1.455	In total:	256	In total:	93
Office utilization	468	Office utilization	76	Office utilization	23
Warehouse utilization	987	Warehouse utilization	179	Warehouse utilization	70

Title	Floor space	Title	Floor space	Title	Floor space
	m ²		m ²		m ²
Building IV: warehouse, plant		Warehouse V		Tent VI.	
Warehouse	153.64	Warehouse (coal)	28.21	Tent	150.0
Warehouse	114.81	Warehouse (oil)	55.76		
Workshop	123.26	Warehouse	64.69		
Corridor	17.85	warehouse (hazard. mater.)	40.00		
Sanitary unit	40.54				
Workshop	44.62				
Warehouse	47.71				
Boiler	22.60				
Workshop	18.48				
Workshop	19.66				
Rolling hall	315.37				
Warehouse	22.40				
In total:	941	In total:	189	In total:	150
Office utilization	0	Office utilization	0	Office utilization	0
Warehouse utilization	941	Warehouse utilization	189	Warehouse utilization	0
Title	Floor space [m ²]	Reduction	Reduced Floor space [m ²]	Title	Usable Floor space [m ²]
Building I: Office, Factory hall	1,455	100%	1,455	Office utilization	567
Building II., warehouse, social Building	256	100%	256	Warehouse utilization	2,367
Building III: laboratory building	93	100%	93	IN TOTAL	2,934
Building IV: warehouse, plant	941	100%	941		
Warehouse V	189	100%	189		
Tent VI.	150	0%	0		
IN TOTAL	3,083		2,933		

4. Equipment and instruments

5.1 Batch-Off Cantilever-type 1100002942/1310106 Batchoff stripping cooler

1100002881/1310047

5.2 Bale cutting machine (Buzuluk) 1100002843/1310008

5.3. Buzuluk roller mill 1100002941/1310105

5.4 Stripping cooler 1100002880/1310046

Stripping cooler – Batch Off Prodicon 1100002922/1310090

5.5 GUIX GX-45 closed mixer 1100002862/1310029

Guix control 1100002900/1310065

5.6 Production line cooling system 1100002918/1310086

5.7 Buzuluk roller mill 1100002901/1310066

5.8 Laboratory roller mill 1100002882/1310048

5.9 Laboratory roller mill Schäfer 1100002943/1310107

5.10 Laboratory closed mixer Deguma Nr8/350 1100002883/1310049

5.11 Italian roller mill nr. 1 - Meccaniche modern 1100002920/1310088

5.12 Italian roller mill nr. 2 - Meccaniche modern 1100002921/1310089

5.13 Electric motor 2200005006/1453410

5.14 Electric motor Agóra 3.0 kW, 1400 RPM 2200005007/1453411

5.15 Closed mixer - Pomini Farrel F80 1100002919/1310087

5.16 Italian roller mill nr. 2 - Meccaniche modern 1100002921/1310089

5.17 Electric motor 2200005006/1453410

5.18 Electric motor Agóra 3.0 kW, 1400 RPM 2200005007/1453411



5. Annexes

- 1) Map sections, photographs
- 2) Title deed
- 3) Copy of the map
- 4) Floor plan
- 5) Energy performance certificate
- 6) Environmental certificate on soil contamination measurement



We keep the future moving!