

—

A city to  
invest  
discover  
enjoy

# HUELVA BUSINESS CITY





A city to  
invest  
discover  
enjoy

# INVEST DISCOVER ENJOY

Gate to the Atlantic.  
Prime strategic location.  
Innovative industrial and  
business development.  
Natural paradise. Unbeatable  
life quality + 3,000 hours of  
sunshine a year.  
Huelva Business Park.  
Guaranteed success.

# Huelva

## City of Opportunities





Choosing Huelva means choosing success, as our city is already a consolidated leader in the sustainable industry and production sectors, making progress towards the highest levels of innovation and quality. On that journey, our city is making a name for itself as an unbeatable opportunity for companies seeking an attractive region to locate and grow. Investors opting for Huelva Business Park as a strategic location are provided with lots of advantage and a tailor-made space to suit all needs.

In this Prospectus we reveal the parks's advantages for new businesses, such as top-quality land, connectivity and competitive prices, as well as tax incentives to promote business opportunities.

Huelva Business Park is more than just an industrial estate, it is an industrial city, with its own infrastructure, services, facilities and free spaces, for both business and urban activity.

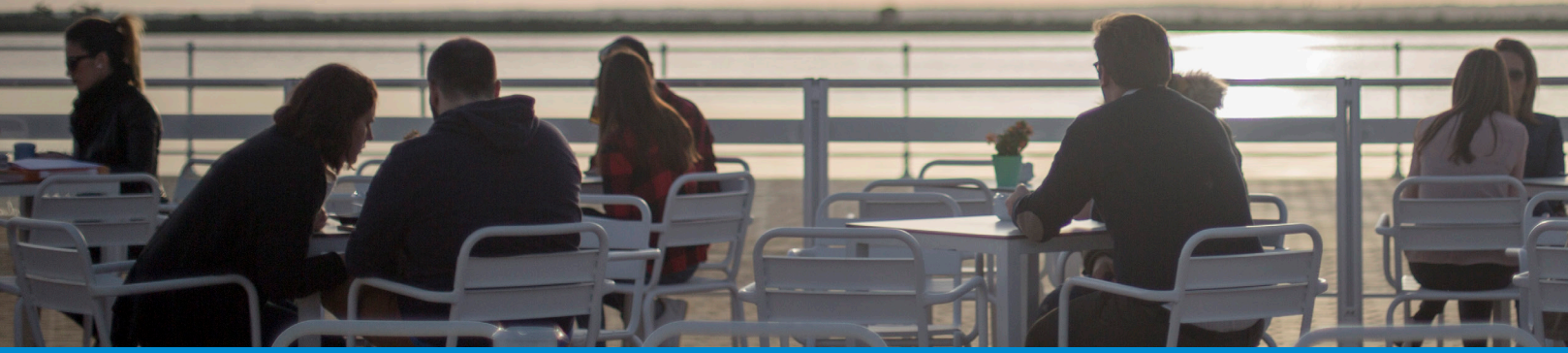
Due to the logistical advantages of its location, its closeness to one of the most important ports in Spain, its economic environment and urban layout, Huelva Business City is destined to be one of the most important business hubs in Spain, with a huge potential being guided by us from the helm of the City Council.

The park's innovation centers and its proximity to the Huelva chemical and energy hub make it the perfect location for energy and agricultural-related businesses. The agri-industry has especially experienced a positive impact after Huelva was designated the Spanish Capital of Gastronomy 2017.

Enjoying an outstanding life quality, one of the best climates in Europe, over 300 days of sunshine a year, and excellent offer for leisure and gastronomy, Huelva stands out as a prime strategic location for innovative industrial and business development, making it the ideal city to invest, discover and enjoy.

**Gabriel Cruz**  
Mayor of Huelva





**2 Prime location and excellent communication over air, land and sea.**



**4 Huelva Business Park: your tailor-made industrial city.**

# 1 Life quality, sunshine and gastronomy.



# 3 At the heart of the industry: chemical, agri-industry and mining.





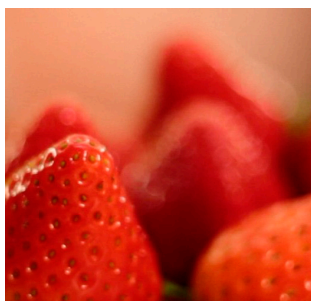
H

## **GATE TO THE ATLANTIC**

37°40'00"N 7°00'00'O

# City of life, sunshine and gastronomy.

Washed by the Atlantic Ocean, HUELVA is situated in Spain, at the south of Europe, at the confluence of two rivers (Tinto and Odiel). Surrounded by natural landscape of great environmental value, it is a leading urban center within a vast provincial territory.



## OVER 3,000 HOURS OF SUNSHINE A YEAR

Huelva enjoys one of the sweetest and warmest climates in the whole of Europe. Welcoming, open, unwavering... The Spanish capital of gastronomy has established as a tourist destination that opens its arms to visitors, offering the best of its land and sea. Huelva is an ideal city to invest, live and enjoy.



## 2

## Prime location and excellent communications over land, air and sea.

Huelva, a city brimming with history and boasting excellent links, sits right in the heart of the south Atlantic arch. It is and always will be the "Gate to the Atlantic": a prime logistics hub that provides great business opportunities.

By land, the A-49 and N-435 highways easily connect it to the region of Extremadura and its neighboring country Portugal.

By air, it is just one hour from the international airports of Seville and Faro.

And by sea, the port of Huelva and its incessant activity, keeps it in touch with the most international market.



# LAND



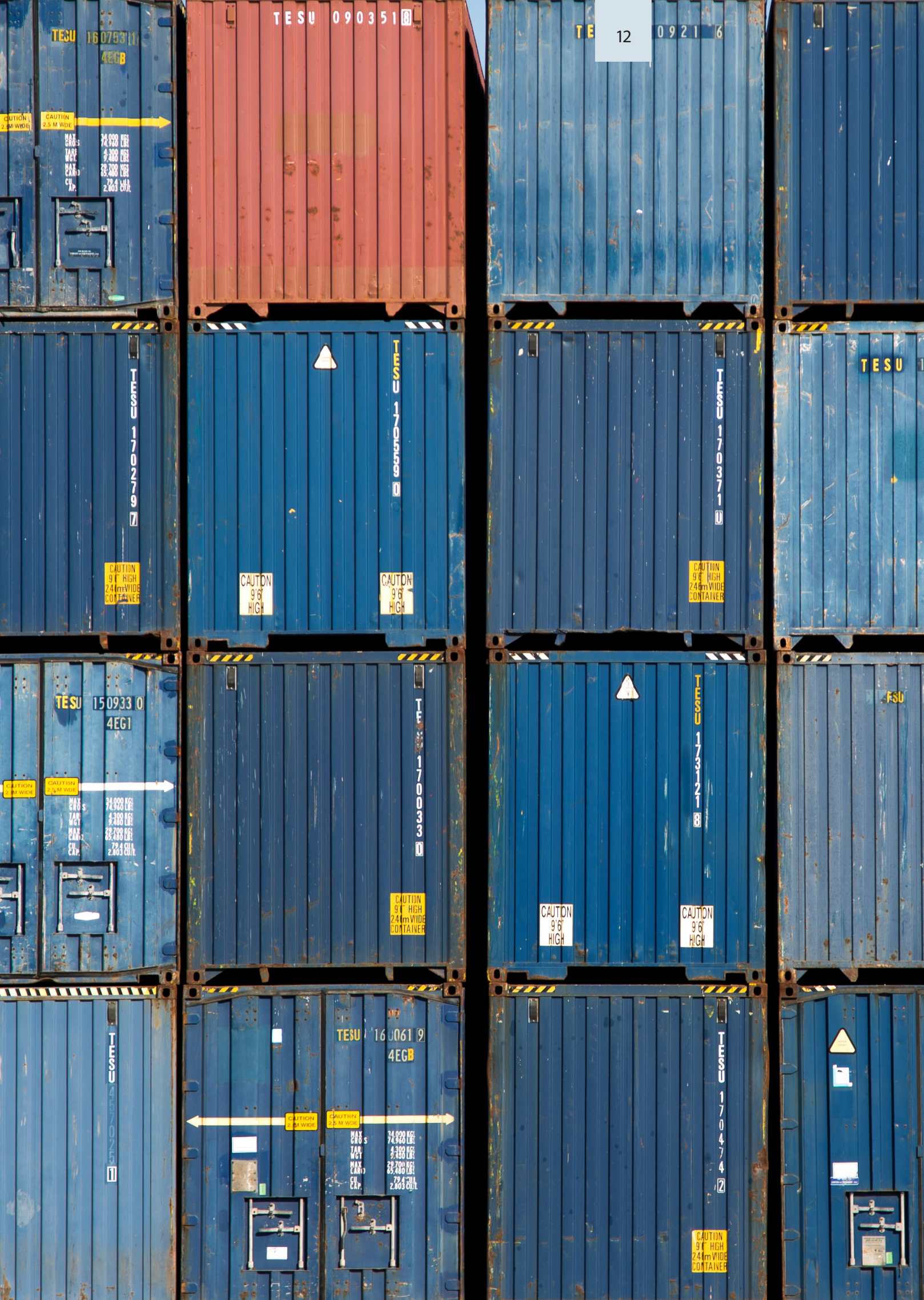
# SEA



# AIR







TESU 090351

TE 12 09216

TESU 160753

4EGC

CAUTION  
2.5 M WIDE

CAUTION  
2.5 M WIDE

MAX  
WGT 74,920 KG  
MAX  
WGT 4,300 KG  
MAX  
CAP 33,400 KG  
CU 28.4 CBM

TESU 170279

CAUTION  
9'6" HIGH  
2.4m WIDE  
CONTAINER

CAUTION  
9'6" HIGH

CAUTION  
9'6" HIGH

TESU 170559

TESU 170371

CAUTION  
9'6" HIGH  
2.4m WIDE  
CONTAINER

TESU 1

TESU 150933

4EG1

CAUTION  
2.5 M WIDE

CAUTION  
2.5 M WIDE

MAX  
WGT 74,920 KG  
MAX  
WGT 4,300 KG  
MAX  
CAP 33,400 KG  
CU 28.4 CBM

TESU 170033

CAUTION  
9'6" HIGH  
2.4m WIDE  
CONTAINER

TESU 173121

CAUTION  
9'6" HIGH

CAUTION  
9'6" HIGH

FSU

TESU 457025

TESU 160619

4EGC

CAUTION  
2.5 M WIDE

CAUTION  
2.5 M WIDE

MAX  
WGT 74,920 KG  
MAX  
WGT 4,300 KG  
MAX  
CAP 33,400 KG  
CU 28.4 CBM

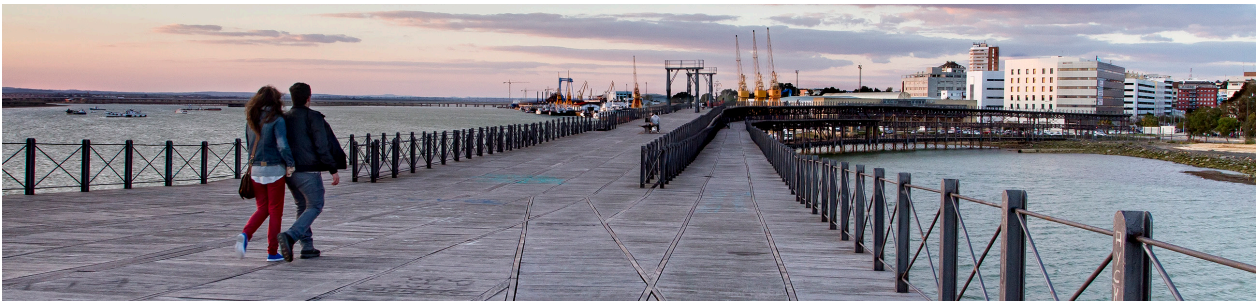
TESU 170474

CAUTION  
9'6" HIGH  
2.4m WIDE  
CONTAINER

# Port of Huelva

Specialized in the traffic of bulk solids and liquids, Huelva hosts one of the leading European South-Atlantic ports.

The epicenter of its activity is the Muelle Sur (South Pier), with a regular line of containers traveling to Northern Europe, ferries to the Canary Islands and important stopovers for international cruise liners.



**4,200**  
Acres

**5.28 mi**  
of pier

**820 yd**  
of docking



**1.7**  
Billion  
per year



**17,861**  
jobs

## 3

# Innovative industrial and business development.

## Why invest in Huelva?

### WHY IS HUELVA A GUARANTEE FOR SUCCESS

Huelva has an important industrial sector committed to the city and its development. Its technological advances are focused on striving for non-contaminating industrial production systems. Huelva is a demanding province that looks towards the future and takes on continuous technological challenges.

The Association of Basic Chemical and Energy Industries of Huelva (AIQBE) is the cornerstone of Andalusian industrial activity and one of the most important industrial hubs in Spain.

Agri-industry also is a highly developed sector. The irrigation water available and soil fertility contribute to high fruit production, including strawberries and citrus fruits. Also, let us not forget our long-standing mining tradition, which is a driving force for innovation and the generation of wealth and employment.

Furthermore, our service sector stands out on a national level, with tourism and ecology as our strong points.

**AIQBE**  
**+ \$10**  
**Billion**  
**turnover / year**



**12**

**Wind farms**



**69**

**Photovoltaic installations**



**1**

**Ocean thermal energy plant**

**At the heart of  
the chemical,  
agricultural and  
mining industries.**



# Huelva at the cutting-edge of knowledge and innovation.

Huelva University is at the forefront of knowledge. The city of Huelva enrolls over 13,000 students and 900 professors each year. It has 32 knowledge departments and forms part of 4 Campuses of International Excellence:



**Agri-food  
Campus of  
Excellence**



**Sea  
Campus of  
Excellence**



**Environment,  
Biodiversity and  
Global Change**



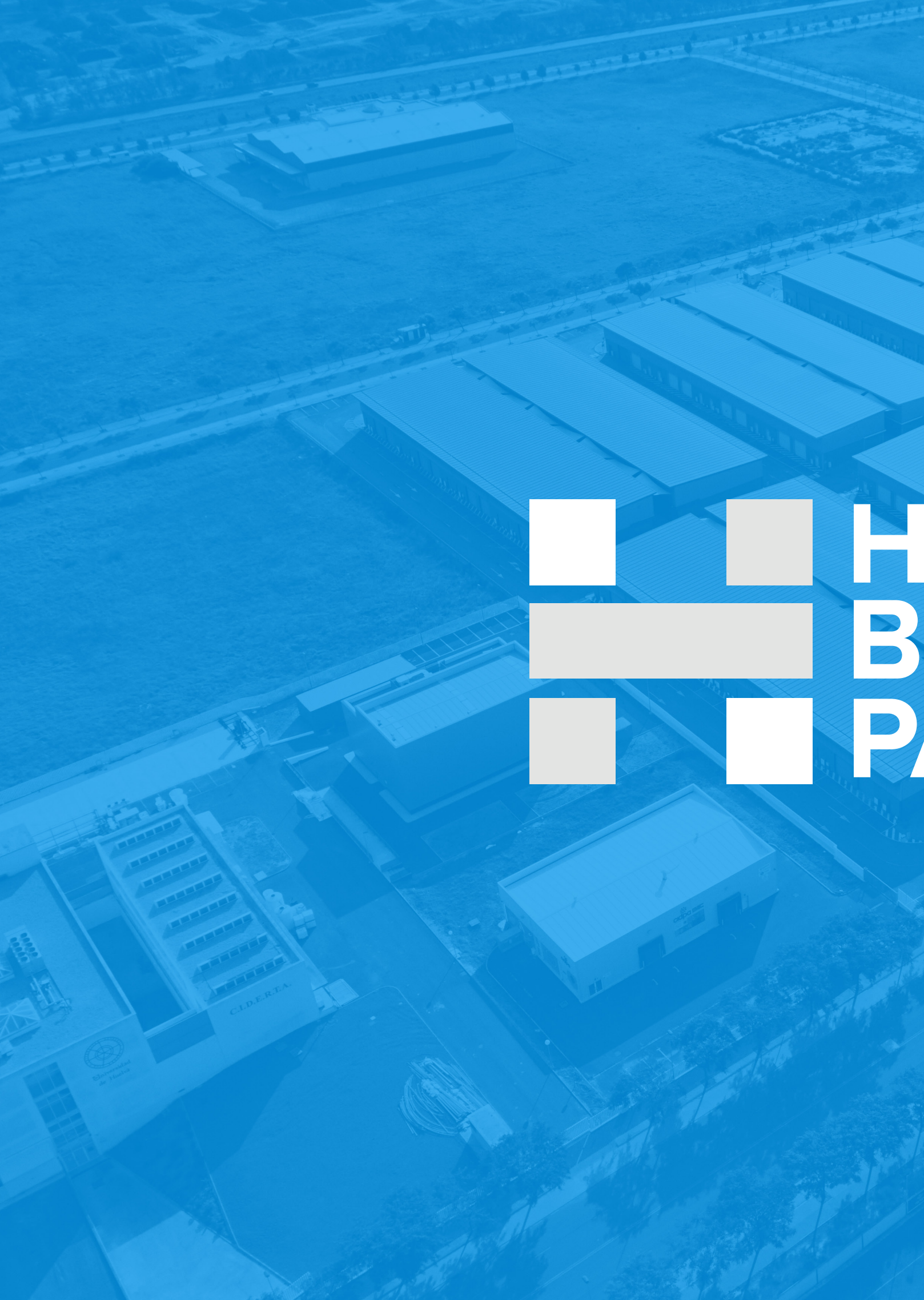
**Heritage  
Campus of  
Excellence**

Our university also has two university chairs linked to the energy cluster: The Cepsa Chair and the AIQBE Chair.

Huelva has important innovation spaces such as the agri-food product innovation center (CIDPA), the agri-food technology and resources research and development center of Huelva University (CIDERTA) and the agri-industry technology center (CT ADESVA). All of which focus their activity on agri-food research and applications.

Also the Aljaraque Science and Technology Park plays an important role in promoting a new sustainable economic model for knowledge generation.





H  
B  
P

An aerial photograph of a business park, featuring several large industrial-style buildings with flat roofs, parking lots filled with cars, and some green spaces with trees. The entire image is overlaid with a semi-transparent blue filter.

# MUELVA BUSINESS PARK

# Huelva Business Park: A tailor-made industrial city.

Huelva Business Park is more than an industrial estate, it is an industrial city with its own infrastructure, facilities, services and free spaces for carrying out business and urban activity.

Due to the logistical advantages of its location, its economic environment and urban layout, it is one of the most relevant business centers in Spain.

Huelva Business City is a public initiative of Huelva City Council in collaboration with the National Land Entity (SEPES), which enables us to offer well-connected, top-quality land at competitive prices.

Located 3.1 miles from the city center, close to the port, the train station and the A-49, the business park has a surface area of more than 2 million square yards of building land.

The park's innovation centers and its proximity to the Huelva chemical and energy hub make it the perfect location for energy- and agricultural-related businesses.

In the business park itself, we find the agri-food product innovation center (CIDPA) and the agri-food technology and resources research and development center of Huelva University (CIDERTA).

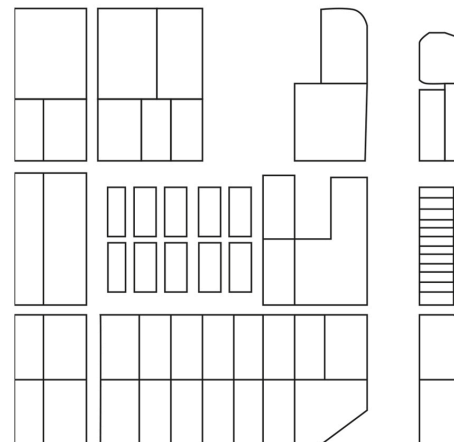
Huelva Business Park has 6.8 miles of roads, green areas, lighting, optical fiber and separation systems for rain and waste waters.

A space with lots from 5,381 to 269,097 square feet, adapting to the needs of any business.



## LOTS from 5,3

Huelva



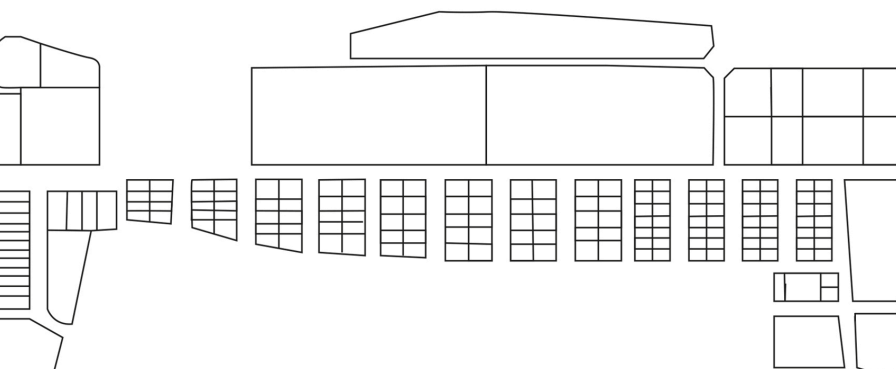
- Top-quality land
- Well-connected
- Competitive price
- Important incentives



**381 to 269,097 ft<sup>2</sup>**

Seville

A-49



- Surface area: 454.53 acres
- Building land: 404.26 acres



Free spaces

**2,198,388 ft<sup>2</sup>**



Facilities

**1,391,805 ft<sup>2</sup>**



Themed industry

**2,918,149 ft<sup>2</sup>**



Specialized industry

**8,671,460 ft<sup>2</sup>**



Public roads

**4,015,993 ft<sup>2</sup>**



Road reserve

**603,661 ft<sup>2</sup>**

# Tax deductions

50 % discount on the local tax fee for those carrying out any business activity in Huelva Business Park and paying local taxes.

60 % discount on taxes for constructions, installations or works declared as being for "special local interest or use" given that they have a social, cultural, historical and artistic focus or promote employment.

In general, constructions, installations and works carried out in Huelva Business Park will be granted said certification and will receive a tax bonus of 40 %.



**-50%**  
discount  
for local  
companies

**-60%**  
discount  
for works of  
local interest

# Space available for investment



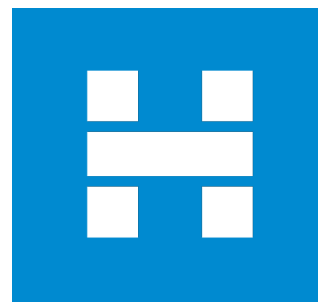
**32 WAREHOUSES  
SERVIHABITAT**

From 1,722 to 2,152 ft<sup>2</sup>

From \$51,300 to \$102,600



**53 LOTS  
SEPES**



# HUELVA BUSINESS CITY

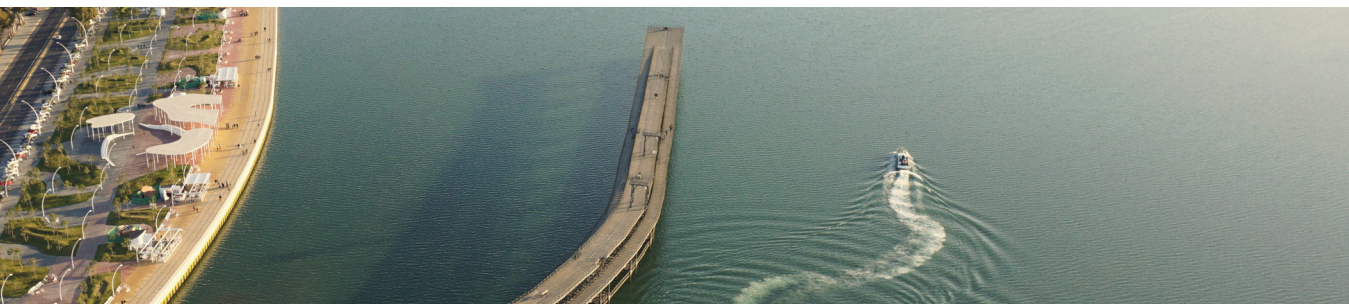
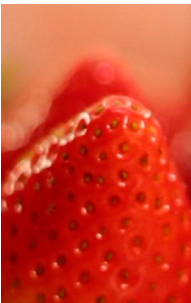
Huelva Business Park is a prime environment for carrying out your business.

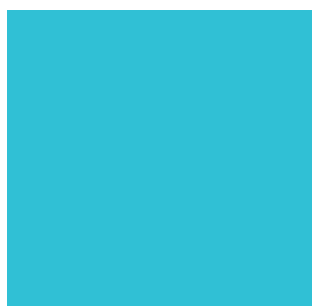
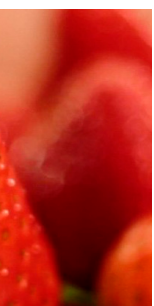
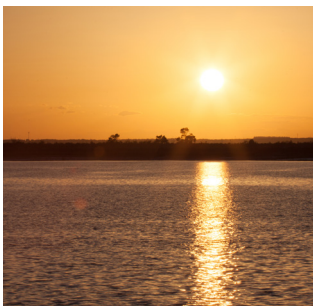
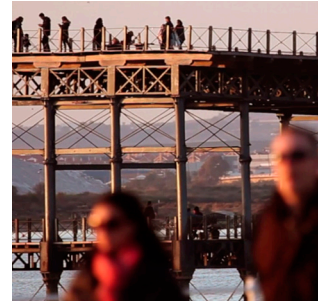
An unbeatable framework with large benefits and resources for companies striving for success and projection in the international market.

Coming to Huelva, is a winning, sure and reliable bet.

Unbeatable life quality, comfortable communications, a prime logistics location and innovative industrial and business development: Huelva is the perfect city to invest, discover and enjoy.

## INVEST DISCOVER ENJOY







**[huelvabusinesscity.com](http://huelvabusinesscity.com)**



Ayuntamiento de  
**HUELVA**

