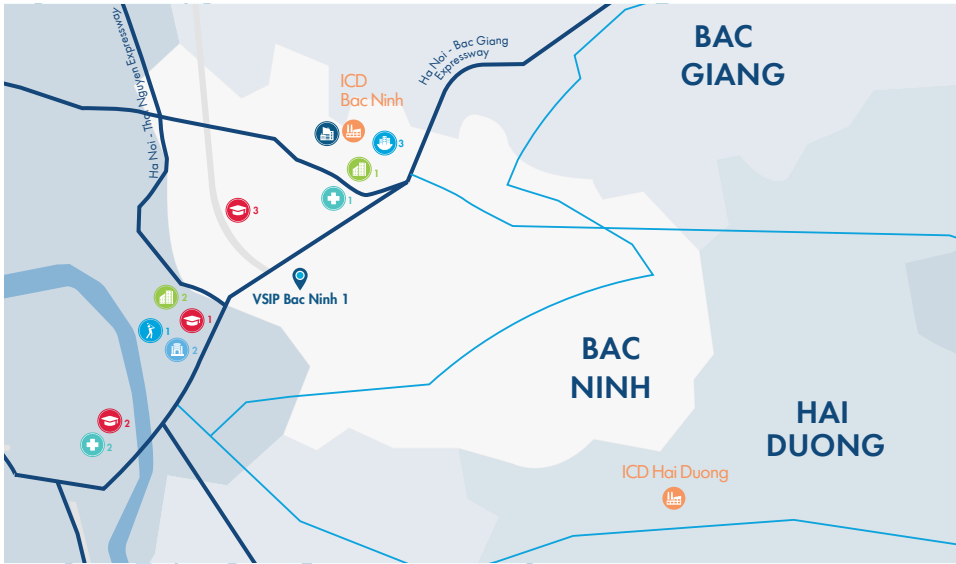


FACILITIES

- Car & motorcycle parking
- 24 hr security with CCTV, fence and security booth
- Fire alarm system (Beam detector/smoke detector, Manual call point), emergency and exit light, fire hose box, fire extinguisher, lightning protection

AMENITIES



- Bac Ninh City Administration Center  
(18 km - 25 minutes)
- 1 Bac Ninh General Hospital  
(15 km - 20 minutes)
- 1 British International School Hanoi  
(13 km - 20 minutes)
- 1 Long Bien Golf Course  
(15 km - 20 minutes)
- 2 Vinmec International Hospital  
(21 km - 30 minutes)
- 2 Vinschool  
(15 km - 20 minutes)
- 2 Aeon Mall  
(15 km - 20 minutes)
- 1 Vincom Plaza Bac Ninh  
(18 km - 25 minutes)
- 3 Hanoi University of Business and Technology (Tu Son campus)  
(5 km - 8 minutes)
- 3 Bac Ninh City  
(17 km - 20 minutes)
- 2 Vinhomes Riverside (Hanoi)  
(14 km - 20 minutes)
- Noi Bai Airport  
(39 km - 40 minutes)

This material has been prepared for informational purposes only, and is not intended to provide or be relied on for tax, legal or accounting advice.



VIETNAM'S LEADING FOR-RENT  
LOGISTICS & INDUSTRIAL DEVELOPER

PROJECT PITCHBOOK  
BW VSIP BAC NINH 1  
INDUSTRIAL HUB



Address: 11th Floor, TNR Tower, No. 54A  
Nguyen Chi Thanh Street, Lang Thuong Ward,  
Dong Da District, Hanoi

Hotline: (+84) 28 710 29 000  
Website: <https://bwindustrial.com>  
Email: [leasing@bwidjsc.com](mailto:leasing@bwidjsc.com)

QUICK FACTS



**IP developer**  
VSIP Bac Ninh



**Total IP land area**  
500 ha



**BW's land area**  
3.8 ha



**Location**  
No. 05, Road 21A, VSIP Bac Ninh Integrated Township and Industrial Park,  
Dai Dong Commune, Tien Du District, Bac Ninh Province, Vietnam



**Property type**  
Ready-built  
factory



**Land expiry**  
2057

EMBARK ON A SUCCESSFUL JOURNEY WITH BW

- Strategically located next to Highway 1 and 3, connecting to all Northern Provinces, with close proximity to Noi Bai Airport for easy access to main infrastructure and amenities of Hanoi
- Hassle-free business setup thanks to BW's strong connections with local authorities
- Renowned companies in the neighborhood:

SAMSUNG



FOXCONN

Canon

ABB

Goertek

Fujikin



FOSTER

TAX INCENTIVES

Normal tax rate = 20%  
(for common industries)

Preferential industry tax rate = 10%  
(for the first 15 years)\*



UTILITIES

Stable Power Supply: 200 KVA/factory

	High tension 22 KV (voltage level 22 KV - 110 KV)	Low tension 380 V (voltage level < 6 KV)
<b>Normal hours</b> Monday to Saturday: + 04:00 - 09:30 (05 hours and 30 minutes) + 11:30 - 17:00 (05 hours and 30 minutes) + 20:00 - 22:00 (02 hours) Sunday: 04:00 - 22:00 (18 hours)	<b>1,669 VND/kWh</b>	<b>1,809 VND/kWh</b>
<b>Peak hours</b> Monday to Saturday: + 09:30 - 11:30 (02 hours) + 17:00 - 20:00 (03 hours)	<b>3,093 VND/kWh</b>	<b>3,314 VND/kWh</b>
<b>Off-peak hours</b> All days from 22:00 to 04:00 the next morning (06 hours)	<b>1,084 VND/kWh</b>	<b>1,184 VND/kWh</b>

- Water usage rate: 11,500 VND/m<sup>3</sup>
- Domestic wastewater treatment: 29,115 VND/m<sup>3</sup> (based on 80% water consumption)
- Telecommunication by VNPT
- Internet cable and phone lines: connection points are installed up to each individual factory unit

\*All prices are VAT exclusive

PROXIMITY

	To Hanoi CBD	To Noi Bai Airport	To China Border
	22 km	43 km	152 km
	37 minutes	43 minutes	170 minutes

TRANSPORTATION COST

\*Updated price from June 2023

To	40 ft FCL VND/trip	2.5 ton truck VND/trip	20 ft FCL VND/trip
Noi Bai Airport	3,200,000	820,000	3,000,000
Hai Phong Seaport	5,000,000	1,750,000	4,050,000

\*This cost includes trucking and toll fee only, excludes lift on/off and other charges

MINIMUM WAGE

4,160,000 VND/month (region 2)  
\*According to Decree No. 38/2022/ND-CP  
effective from July 01, 2022

**BW VSIP BAC NINH 1  
INDUSTRIAL HUB (PHASE 1)**

**LAND LOT**

Plot CN22A  
VSIP Bac Ninh IP

**SPECIFICATIONS**

**Clear height:**  
7.0 m (production area)  
2.8 m (office area, ceiling height)

**Factory floor loading:**  
2 tons/sqm.  
(production area)

- Factory
- Green Area
- Utility Area & Substation

The listed dimension is in form of Gross Leasable Area (GLA).

While every care has been taken to ensure the accuracy of the plans at the time of printing, the Developer will not be held responsible for any changes due to authority requirement.

