



**werkmatturi**

Where success grows.





## URI HAS A PLACE FOR YOUR BUSINESS IDEA

At the heart of Switzerland, nestling in the Uri valley with direct local and long-distance transport links: Werkmatt Uri is Uri's flagship development project. The canton of Uri and the municipality of Altdorf are opening up business opportunities for companies and investors at the site. Forward-looking industrial, commercial and service companies will enjoy the flexibility of around 120,000 square metres and reliable partners ready to roll up their sleeves and make business ventures work, with the prospect of generating more than 1,000 jobs in the coming years. Werkmatt Uri is important for the entire canton as it represents the largest area of connected land destined for industrial use in Uri. The public authorities are investing millions in the area, which extends from the new cantonal railway station to the new motorway junction.

### Benefits for all stakeholders

The canton aims to coordinate the Werkmatt site development to ensure long-term business usage in the region's overall interest. It offers prospective buyers optimally accessible plots on attractive terms and will help future users and investors to turn their business ideas into reality. As vendor, the public authorities are aiming at a win-win situation with the future site owners, users and investors.

### Sound planning for security

Since the end of 2017, plots have been gradually sold and construction work has already started. The land use plan approved by the Uri governing council in 2014 and other planning tools form a reliable basis for swift targeted site development. The land use plan covers a total area of 123,659 m<sup>2</sup>, with 83,000 m<sup>2</sup> available for new buildings. The listed Züblin and Maillart buildings will be retained as traditional landmarks of Werkmatt Uri and can be repurposed appropriately.

### NEXT DEVELOPMENT STEPS

#### Until 2020:

- Relocation of high-voltage lines
- Completion of the first development phase
- Sale of the first plots

#### 2021:

- Opening of cantonal railway station and launch of new public transport concept

#### From 2022:

- Opening of an additional road connection (West-East link)
- Implementation of the A2 motorway connection



Werkmatt Uri is divided into four sectors, destined for specific types of buildings and land use requirements. The portfolio includes a total of 32 optimally developed plots of varying sizes.

## INTO YOUR FUTURE EACH STEP OF THE WAY

The Werkmatt Uri site is classed as an industrial zone 2 by the Altdorf building and zoning ordinance. The judicious land-use plan aims to achieve an impressive standard of urban development and high added value in four sectors:

- **East sector:** Multi-storey buildings for services/business
- **Centre sector:** Multi-storey buildings for services/light industry
- **South and West sectors:** Factory buildings for industry

All infrastructure elements on the site are in line with new capacities and current regulations. The site is developed in two phases from south to north, from the planned A2 motorway junction to the new cantonal railway station. The road and infrastructure construction for the first development phase was completed in autumn 2018. Interested companies will find plots that are ready for building.





Werkmatt Uri is a promising investment for the future that offers a high degree of security at very attractive terms. Our personal commitment guarantees your success.

## THANK YOU FOR YOUR INTEREST

The plots at the Werkmatt Uri site are sold with the aim of achieving maximum added value by creating jobs in business and industry. The plots can be bought or leased.

We will be happy to discuss the opportunities, details and terms of acquiring real estate at Werkmatt Uri. If you require additional legal or tax information or further details on the building projects related to the cantonal train station and infrastructure, we will be happy to assist you.

There are significant advantages to being based in a small canton like Uri. Our administration is lean, citizen-focused and effective. Direct channels to decision makers allow targeted and reliable decisions to be reached as swiftly as possible. Would you like to know about the benefits of the Uri business community? You can also visit our website [www.business-uri.ch](http://www.business-uri.ch)



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