

The auction company  
**PROKONZULTA , a.s.**  
is conducting a tender for the sale  
of the company **STROJTEX a.s.**  
based in Pardubice, ID: 46504893



# Basic information on the tender



The validity of the tender is from **13.07.2017 to 13.10.2017**

## Organizer:

PROKONZULTA a. s.,  
Křenová 26, Brno

## Contracting authority:

Ing. David Jánošík,  
insolvency administrator,  
Gočárova 1105/36,  
Hradec Králové

The deadline for submitting bids is **13.10.2017 do 12:00 hod.**

The orientation bid price is set in the amount of **CZK 35.000.000.**

The security is set in the amount of **CZK 3.000.000.**

The price according to the expert's opinion is **CZK 49.827.000.**

The expert's opinion is available from the organizer upon request.

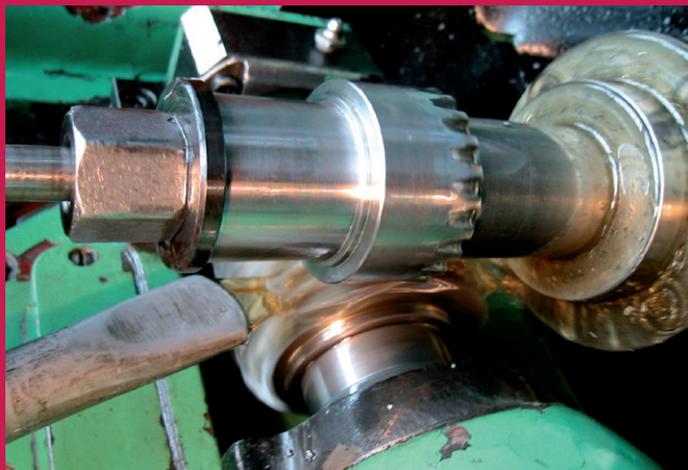
For applicants, an inspection will be carried out on the premises located at **Sylvárovská 2543, Dvůr Králové nad Labem and Březka 94, Libuň 506 01**. The meeting point and inspection time must be agreed with the organizer in advance.

More information on the tender can be found at: [www.prokonzulta.cz](http://www.prokonzulta.cz)  
Contact person: Lucie Vařeková,  
[varekova@prokonzulta.cz](mailto:varekova@prokonzulta.cz),  
+420 603 374 073

## About STROJTEX a. s.

Even after the decision on bankruptcy, the debtor's company is still operational, <https://www.strojtex.cz/>.

STROJTEX is focused on engineering in the textile, automotive, power, building and furniture industries. As a primary manufacturer it specializes in the following: machining, welding, metal pressing, manufacturing its own final products, manufacturing molding forms and transformer cores, installing mechanical parts, metal pallets, containers, machine vices, and lifting platforms.



The sale of Stojtex a.s. includes a set of fixed assets (intangible assets, real estates, movables), inventories, receivables, and financial resources designated for the debtor's main business activities. The sale includes also large production premises in the cadastral area of Sylvárov, the municipality of Dvůr Králové nad Labem, and a recreational area in the cadastral area of Březka, the municipality of Libuň; the movables are concentrated mainly in the aforementioned areas.

## Subject of the tender

The sale of the company registered in the Commercial Register kept at the Regional Court in Hradec Králové, Ref. No. B 643, included in the assets of the debtor STROJTEX a.s., ID: 46504893, with its registered office at Pardubice-Zelené Předměstí, 17. listopadu 237, postal code 530 02, with company assets specified below.

This includes, in particular, a set of fixed assets (intangible assets, real estates, movables) and receivables designated for carrying on the debtor's main business activities, which consist of machining, welding, metal pressing, the manufacture of transformer cores, and the manufacture of its own final products. The subject of the tender also consists of large production premises in the cadastral area of Sylvárov, the municipality of Dvůr Králové nad Labem and a recreational area in the cadastral area of Březka, the municipality of Libuň; the movables are concentrated mainly in the aforementioned areas.

The debtor's company is currently let to a third party and the composition and value of individual items of the debtor's property may change in relation with the above mentioned.

## The production premises

The production premises are situated in the south-eastern part of the town of Dvůr Králové nad Labem. The production premises are made up, in particular, of an administrative building, production and assembly halls, warehouses and other neighboring structures, external works, and land.

**Administrative building** – two-story building constructed in 1999, on the site of two former brick buildings; a porter's lodge, product shop, show and calibration center, server room, archives, and offices are located there. There are also men's and ladies' toilets on each above-ground story. The office rooms are air-conditioned.

**Main production hall** – two above-ground stories, brick, with part of the hall consisting of a steel prefabricated structure; the hall is used for assembling steel elements. In the annex, there are changing rooms, offices, and a canteen with a dining room. The technical condition of the building corresponds to irregular maintenance.

**Dispatch warehouse** – originally constructed in 1963, and in 1990 a steel and storage dispatch hall was added. Access to the warehouse is provided through a power-operated gate. The floors are made of concrete. The technical condition of the building is very good.

**Assembly halls** – reinforced concrete frame with brick lining, plastic windows, heavy-duty cast-basalt paving, toilets, and an annex with rooms (offices and storerooms). The technical condition of the building corresponds to irregular maintenance.

**Metallurgical material warehouse** – steel bearing structure with a corrugated sheet jacket, concrete floors, and steel gate. The warehouse is not thermally insulated.

**Production hall** – ASTRON from the year 2000, a steel bearing structure with sheathing. It contains an annex with offices. The technical condition of the building corresponds to irregular maintenance.



# The recreational area

The recreational area is situated in the village of Březka. In its vicinity are the Jinolice ponds and Prachov rocks. The area is made up of three independent, quite identical chalets with common washrooms and toilets. The above-ground part of the chalets is made of wood, the ceilings are made of wood, and access to the attic is provided by a ladder-type staircase. The chalets only contain connections to electrical power, as other utilities are not connected. The ground part of the lower structure exceeds the upper structure by 95 cm, forming a terrace in front of the entrance to the chalet, which is extended by means of a steel extension structure for an additional 95 cm; the entire terrace is roofed.



The subject of sale consists of use, and the company lease contract for use is concluded for an indefinite period of time with a notice period of 6 months. The monthly rent is CZK 200,000 (exclusive of VAT).

The above-mentioned set of assets was included, as the debtor's property, in the assets of the company STROJTEX a.s., ID: 46504893, with its registered office at Pardubice-Zelené Předměstí, 17. listopadu 237, postal code 530 02, registered in the Commercial Register kept at the Regional Court in Hradec Králové, Ref. No. B 643, which is undergoing insolvency proceedings, Ref. No. KSPA 59 INS 9130 / 2012 kept at the Regional Court in Hradec Králové. The Creditor's Committee decided on the sale of the debtor's property by means of a single contract and set the conditions for this sale. With its resolution Ref. No. KSPA 59 INS 9130/2012-B-110 of 03.07.2017, the Insolvency Court then gave its consent for the outside auction sale under the conditions approved by the Creditors' Committee.





CONTACT:

**The auction company**

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