
South East Estonian Innovation Centre

Mission: to provide favourable environment in order to implement innovative ideas

Vision: to be a preferred location and partner in the south Estonia by providing prompt and practical solutions for the dwellers of the center.

Our goal is:

1. To be open to entrepreneurs with innovative ideas. To offer premises with suitable prices for different ventures.
2. Involvement of local and foreign investment and maintaining them.
3. A deliberate development of cooperation between the ventures in the center.
4. Highlight values of old traditions in furniture production – there is always something FOR YOU to study FROM US.
5. To be a bridge between various institutions (research institutions, business advisory services, etc.) that is accompanied by a knowledge concentration, service development of the dwellers and benefits to the public sector.
6. Rental income investment into the development of the center to become a self-sufficient center.

We provide a favorable environment in order to implement innovative ideas:

- facilities available for production and service
- sales area for retail services
- large rooms available for active social communication (hall and a spacious courtyard)
- catering services
- favourable rental agreements
- logistically good location

Public sector's plan of action supports our enterprise:

- investments in fully developed infrastructures in border posts
- investments in logistics- and different services establishment in border posts and – areas
- road restoration between Estonia and Latvia
- collaboration projects between Estonia and Latvia, and Estonia and Russia in order to develop cross border entrepreneurship
- ongoing development of Võru County's Technology Incubator to provide sustainable services , more info: www.tehinkubaator.ee
- advisory service about production and technology to entrepreneurs by lecturers from Võru County Vocational Training Centre
- training of workers and entrepreneurs
- ABC training to starting companies
- a website about county's investment potential, elaboration and promotion of publications that reflect investment potential
- participation in entrepreneurship forums, fairs, business missions
- develop network with different international cooperation network systems, cooperation between partner organisations abroad.

Briefly about Võru County, called Võrumaa.

Võru town is situated in Hargla- Võru valley that is located in northern part of Võru County, south-eastern part of Estonia, between Otepää and Haanja uplands. The town has an area of 13.2 km² and it includes five beautiful lakes: Tamula, Kubija, Kubija reservoir, and Mustjärve, Kubija veskijärv. Estonian longest river Võhandu runs from the northwest and the north of Võru town. Võru town is the administrative and economic center of Võru county with its population of 38, 271 inhabitants (01.01.2007, ESA). Unemployment percentage according to the end of May 2009 was 14.6. Võru town is surrounded by Võru municipality with its 4500 inhabitants, other closest municipalities are Lasva, Sõmerpalu and Rõuge. Võru has got a strategic position because of bordering with Russia and Latvia. An international transit corridor passes through Võru County: Tallinn-Tartu-Võru-Luhamaa highway which is also a connecting road with two largest towns of Estonia; as well as services and transport facilities from those towns. A railway connects Võru with Petseri and Pskov in the east (Russia) and Antsla, Valga in the west with the extension to Latvia. Distances from major towns via the road are as follows: Põlva - 25 km, Tartu - 72 km, Valga - 71 km, Pskov - 84km, Tallinn - 256 km, Riia - 240 km. - 72 km, Valga - 71 km, Pskov - 84km, Tallinn - 256 km, Riga - 240 km. More info about Võru County can be found at: <http://www.werro.ee/maavalitsus>

Figure 1 Map of Estonia



History and location in Võru

Production premises are located in the industrial part of Võru town, in the quarter that borders with Räpina Road, Põllu Road and Koreli stream. The development of Nõõrimaa industrial part was started in 1950s according to a post-war general plan. Here the properties for town's largest industrial enterprises were divided, such as A Store Base for Forestry; Forestry Center, Animal Stock Office, Võru Road Office, Transportation Office, etc.

In 1949 - 1947 Forestry Trade Store was formed into the Base of Võru County's Forestry and provided with a property in Nõõrimaa

In 1950 - the first production premises were established

In 1953 - the institution was renamed Võru Puidutöötluste Kombinaat (Võru Timber production Factory)

In 1959 – a furniture workshop was handed over to the factory and Võru Furniture Factory was set up

In 1961 - merged two companies - Võru Timber Production Factory and Võru Furniture Factory and the company was named Võru Metsakombinaat (Võru Forestry Plant)

In 1969 – again Võru Furniture Factory was formed with the official address Põllu 2

In 1983 - a new engineer corps was established with location on Räpina Road 12

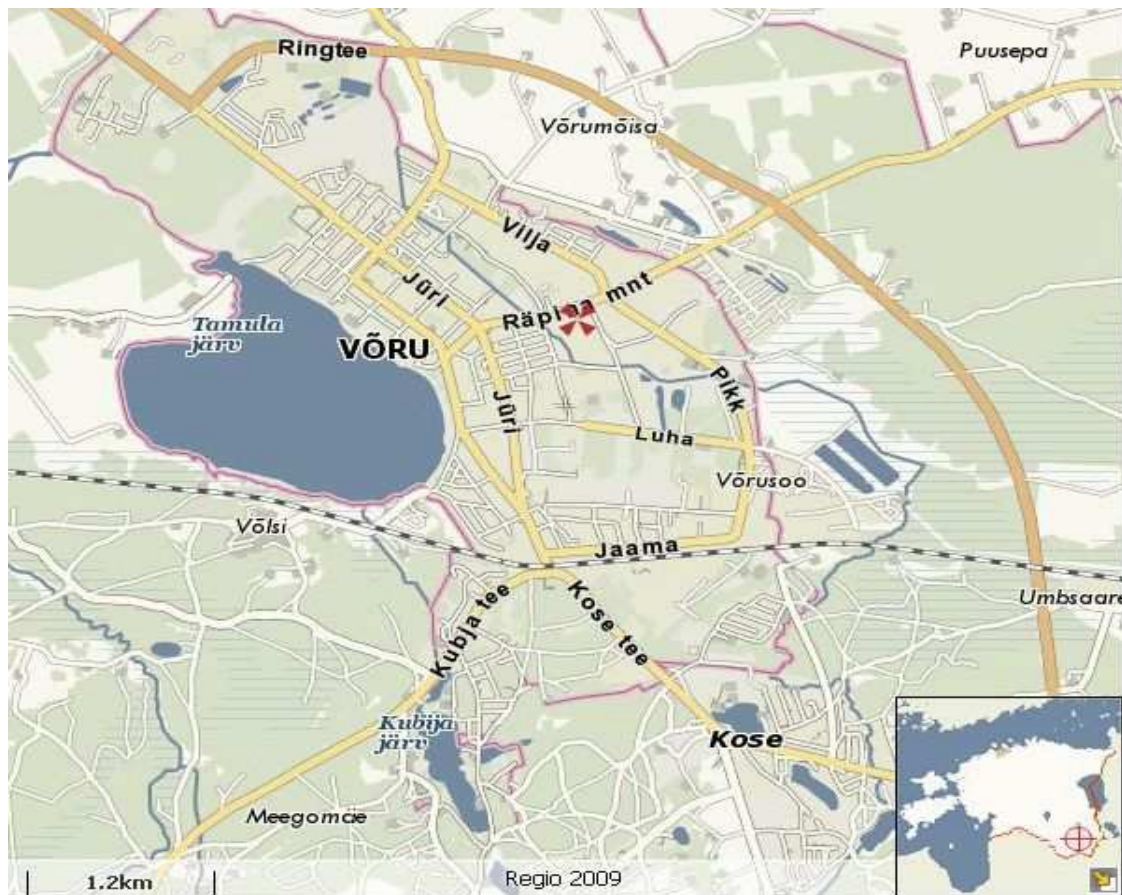
In 1988 - Võru Metsakombinaat (Võru Forestry Plant) joined Mööblivabrikuga (Võru Furniture Factory)

In 1989 - Võru Mööblivabrik (Võru Furniture Factory) joined Võru Metsakombinaat (Võru Forestry Plant), the company was named Wermo

In 1995 - RAS was privatized and three structures established: Antsla furniture factory, Võru furniture factory and Colour furniture Factory

Industrial area borders with business-, production- and transportation areas from the north, the northeast, the east and the south. There are some small householdings, a garage complex and a built-up area from the south of Koreli stream. Apartment houses from the southwest, individual householdings in the west, a Sports Hall with a stadium from the north-west of the area. In short term there is a plan to build a public parking lot along Rāpina Road.

Figure 2 Production area located in Võru

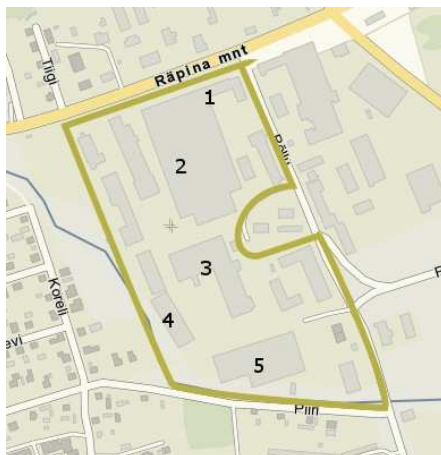


Industrial Premises

Figure 3 Industrial area by aerial photographs



Figure 4 Industrial premises demarcated



- 1- Administrative building
- 2 - Facilities of switchboard details production
- 3 - Facilities of baulk details and glued laminated timber production
- 4 - Workshop of plywood processing- and door production
- 5 - Workshop of office furnitur

Administrative building (Figure 4 No 1)



Year of construction: 1972

Function: trade, service, catering, office

Renovation year/- work: new roof cover installed in 2002; 40% windows exchanged

Height: 3m

Surface- and volume profile: usable area, 1971 m² on the 1st floor; 1542 m² on the 2nd floor; 1492 m² on the 3rd floor

Cold water: town circulation

Sewerage: town circulation

Heating: local central heating

Alarm system: fire detection, installed burglar alarm on the 2nd floor

Communication: central switchboard

Ventilation system: Natural ventilation, forced ventilation in toilets

Switchboard details production facilities (Figure 4 No 2)



Year of construction: 1977

Function: switchboard details production (finishing, assembling, dryers), warehouses

Renovation year/- work: new roof cover installed in 2002, walls in 2004, 2005

Height: production room 7.7 m, office 2.7 m

Surface- and volume profile: usable area 12747 m², volume 94939 m³

Cold water: town circulation

Sewerage: town circulation

Heating: local central heating

Alarm system: automatic fire-detection system (ATS) in the building that is based on the sprinkler system. Warehouse with end products are protected

Communication: central switchboard

Ventilation system: several different kinds of ventilations, including pneumotransportsystem

Baulk details and glued laminated timber production facilities (Figure 4 No 3)



Year of construction: 1982

Function: baulk details, laminated timber production and experimental production facilities

Renovation year/- work: new roof cover installed in 2003

Height: production facilities 7.7 m and 14.8 m, office space 2.6m

Surface- and volume profile: usable area 5476 m², volume 42,554 m³

Cold water: town circulation

Sewerage: town circulation

Heating: local central heating

Alarm system: automatic fire-fighting system in the building

Communication: central switchboard

Ventilation system: forced ventilation (a number of different kind of ventilations including pneumotransportsystem)

Plywood processing- and door workshop (Figure 4 No 4)



Year of construction: 1988

Function: plywood processing, warehouses for end production

Renovation year/- work: new roof cover installed in 2005

Height: production facilities 7.7 m and 14.8 m, office space 2,6m

Surface- and volume profile: usable area 2776 m², store for materials 300 m², plywood processing 800 m², store for end products and birch lumber materials 1400 m². Volume 22,762 m³

Cold water: town circulation

Sewerage: town circulation

Heating: local central heating

Alarm system: store of end production (575 m²)

Communication: if necessary, it is possible to switch with central switchboard

Ventilation system: natural and forced ventilation, pneumotransportsystem

Office furniture workshop (Figure 4 No 5)



Year of construction: 1990

Function: office furniture production, warehouses for end

Renovation year/- work: ----

Height: production facilities 7,5 m , office space 2,5m

Surface- and volume profile: usable area 5070m², volume 32,710m³

Cold water: town circulation

Sewerage: town circulation

Heating: local central heating

Alarm system: automatic fire-detection system (ATS) in the building that is based on the sprinkler system. Warehouse with end products are protected

Communication: phone from centrum switchboard

Ventilation system: several different kinds of ventilations, including pneumotransportsystem