



DORSET INNOVATION PARK

Developing an advanced engineering cluster of excellence for South West England

For Sale

Fully Serviced Commercial Employment Land
with Enterprise Zone Status Benefits



Dorset Innovation Park
Enterprise Zone is an advanced
engineering cluster of excellence
for the South West, building on
strengths in marine, defence,
energy and cyber security

Dorset Council and Dorset Local
Enterprise Partnership (LEP) is providing
a new opportunity for businesses within
the local area



BENEFITS

Long term investment in growth

The Enterprise Zone will benefit from 25 years of investment.

Streamline planning

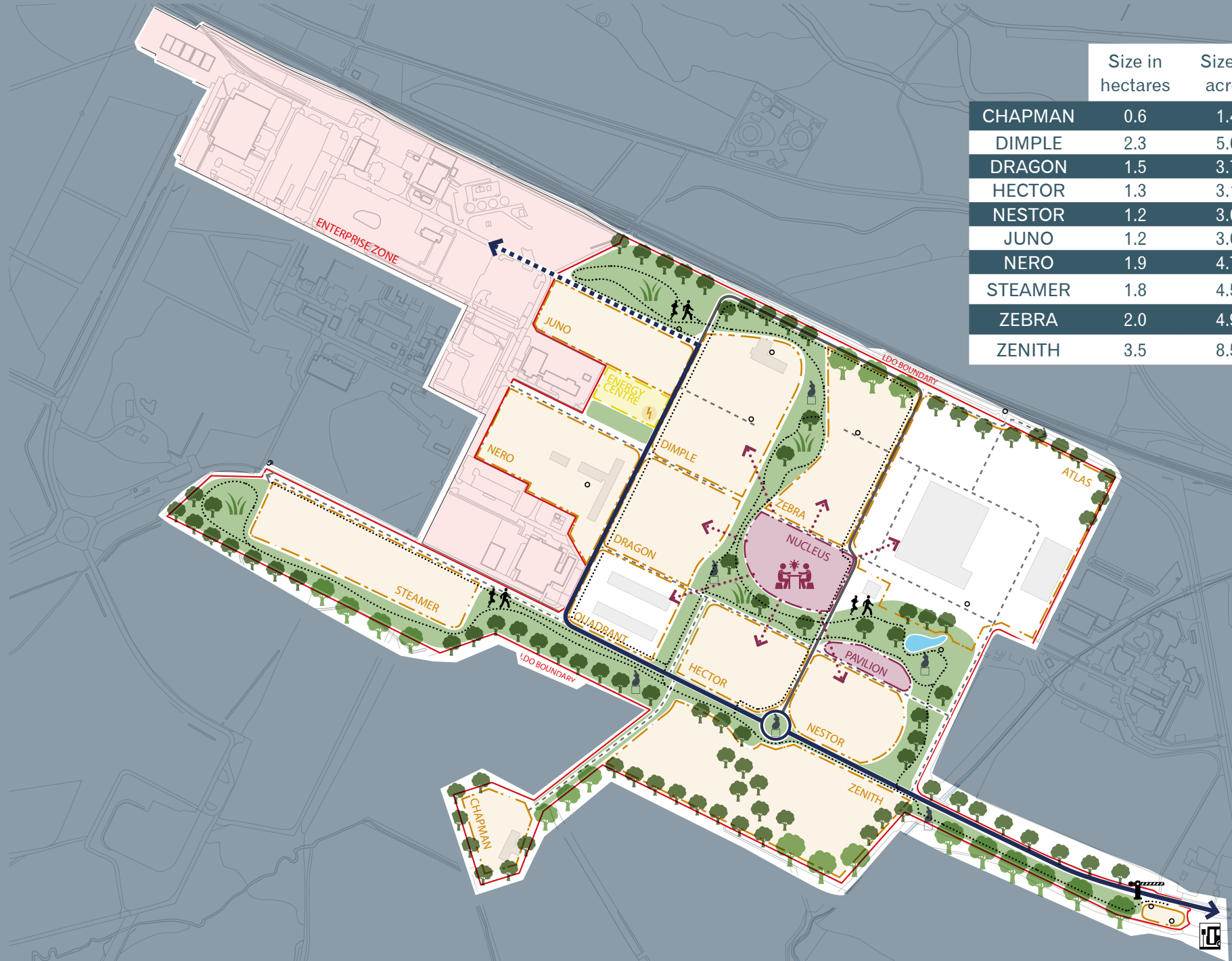
Local Development Order in place to streamline the planning process and give businesses agreed planning consents within 28 days.

Security

Dorset Innovation Park is a secure site with gatehouse security at the main entrance. Access is available on a 24 hours basis.



| | Size in hectares | Size in acres |
|---------|------------------|---------------|
| CHAPMAN | 0.6 | 1.4 |
| DIMPLE | 2.3 | 5.6 |
| DRAGON | 1.5 | 3.7 |
| HECTOR | 1.3 | 3.1 |
| NESTOR | 1.2 | 3.0 |
| JUNO | 1.2 | 3.0 |
| NERO | 1.9 | 4.7 |
| STEAMER | 1.8 | 4.5 |
| ZEBRA | 2.0 | 4.9 |
| ZENITH | 3.5 | 8.5 |



OPPORTUNITY AND SPECIFICATION

Plot Sales

Dorset Innovation Park is segregated into 10 large plot areas that can be flexibly sub-divided to provide smaller plots from 0.2 hectares. Proposals for development will need to comply with the Business Occupation Policy.

Tenure

Land is offered for sale on a long leasehold basis (999 years) at peppercorn rents.

Buyers will be required to join in with existing estate management arrangements and make a service charge contribution towards provision of common estate services including security.

Service charge

A Service charge will be payable for the provision of common estate service including security.

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QINETIQ

OptaSense®
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NUVIA

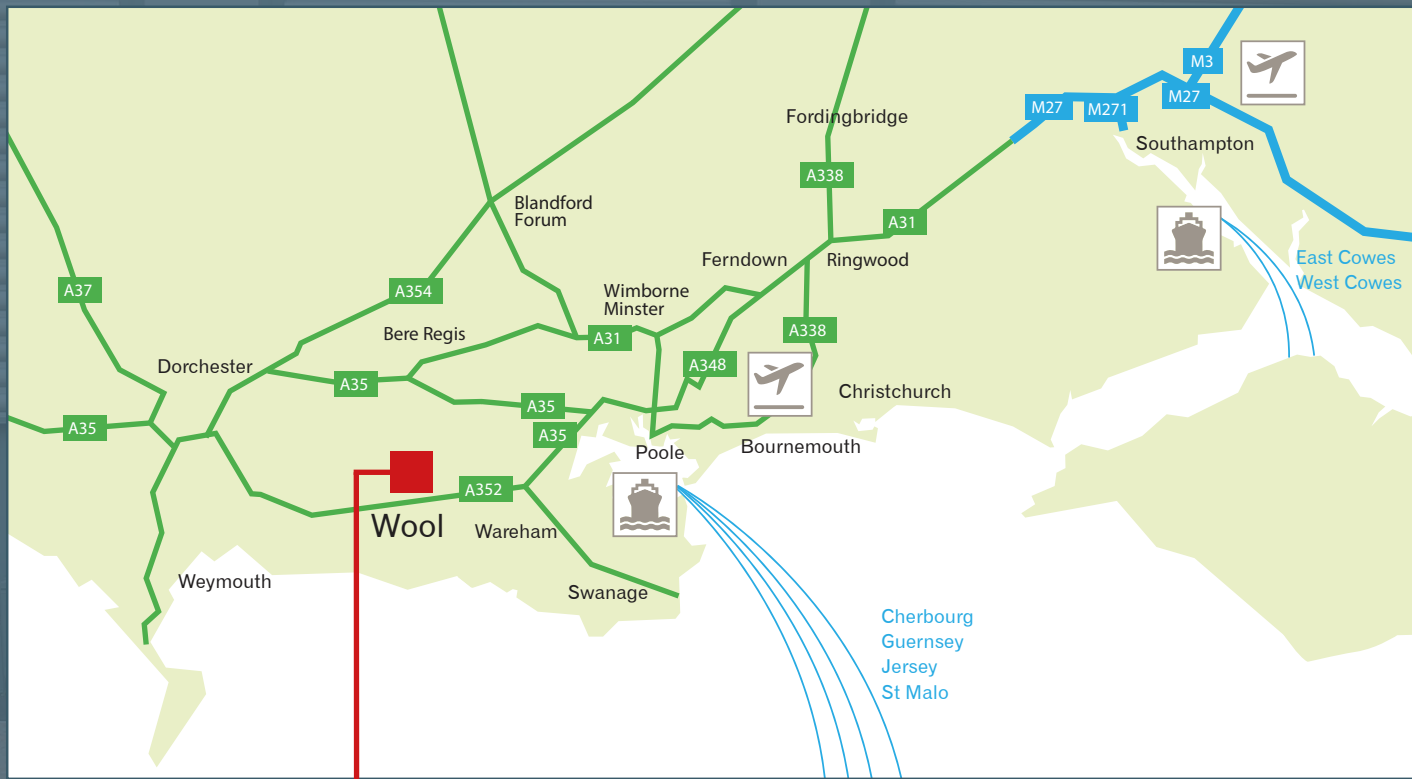
ATLAS ELEKTRONIK UK
A company of the ATLAS ELEKTRONIK Group

TRADEBE

THE QUADRANT



Dorset Police



LOCATION

Located in South Dorset, approximately 17 miles west of Poole. The site sits within a cluster of settlements including Wool, Dorchester, Weymouth and Wareham.

Wool train station, which has links between London and Weymouth, is approximately 1.5 miles from the site.

Bournemouth International Airport is approximately 26 miles away and both Port of Poole and Portland port within 20 miles.

The site has links national road networks via A31, approximately 9 miles to the north leading on to the M27. The site is accessed via the A352.



DORSET INNOVATION PARK

Further details are available through the joint sole agents:

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Misrepresentations Act 1985

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