

FOR SALE

DORSET INNOVATION PARK, WINFRITH
NEWBURGH, WOOL, DORCHESTER DT2 8ZB

CHAPMAN



Highly Sustainable
Detached Office / R&D
Building & Industrial Unit



Additional PV
Planning Permission



18,476 sq ft
1,716 sqm

**RENEWABLE
ENERGY INCOME
POTENTIAL**





EV Charging



Rooftop Solar PV System



3 Roller Shutter Doors. (4.2m X 3.6m)



Internal Eaves Height 4.9m



Ground Source Heat Pump



Data Room

Renewable Energy Income Potential

NOV 2021 - OCT 2022

Total Solar PV System Generation	93,320 kWh	Income Potential
Total Site Usage	66,956 kWh	Income potential to charge back to tenants at £0.65 per kWh £43,521.40
Total Site Consumption of Solar PV system	34,547 kWh	
Total Site Import from Network	32,409kWh	Import tariff currently £.045 per kWh = Outgoing Bill: £14,584.05 *
Total solar PV System Export to Network	58,773 kWh	Income potential Export tariff as Dec 22 - Apr 23 @ £0.615 per kWh £36,145.40 *

CHAPMAN occupies a 2.96 acre plot, it comprises a detached R&D/office building, remote lab and industrial unit constructed in 2021, all well equipped for modern businesses.

Uniquely, there are a number of Green Initiatives generating an income and provide both buildings with renewable energy including a 100kW solar PV system. Planning permission was granted in December 2021 for a large-scale ground mounted solar PV installation on 0.04 hectares of the site. Payback and income generation details on request.

A ground source heat pump provides heating to both units. A non-domestic renewable heat incentive from OFGEM currently generates approx. £8,000 per annum. Details on request.

* Fixed tariff until March 2023, current occupier advises it may be transferable

* Quarterly export tariff from April 2023 anticipated at £0.20 per kWh

Property Details

SCHEDULE OF ACCOMMODATION

Industrial Unit	12,893 sq ft (1,197 sq m)
Office / R&D Building	5,116 sq ft (475 sq m)
Remote Lab	467 sq ft (43 sq m)
TOTAL GIA	18,476 sq ft (1,716 sq m)

PRICE:

Whole Site: £1,995,000 excluding VAT
Industrial Unit Only: £1,300,000 excluding VAT

Chapman House is single storey, brick built, and arranged as a number of separate offices with 2 large R&D/storage areas, benefiting from: *LED LIGHTING, AIR CONDITIONING, 170kVA 3 PHASE ELECTRICITY, MECHANICAL VENTILATION AND CARPETING.*

The remote lab is single storey brick built with: *AIR CONDITIONING, SHOWER FACILITIES and a 2.7M CEILING HEIGHT.*

The industrial unit also benefits from *LED LIGHTING, UNDERFLOOR HEATING AND CONCRETE GROUND FLOOR.* The unit has planning consent for B1a, B1b and B1c (light industrial).

Chapman House and the industrial unit are owned under two different titles. The industrial unit is being sold on behalf of Begbies Traynor the Joint Liquidator of Draper Ventilation Limited. The warehouse unit can be purchased separately from Chapman House and the remote lab. Both are Freehold with vacant possession.



Location

Dorset Innovation Park is Dorset's only economic development site with Enterprise Zone status. The Park is developing as an advanced engineering cluster of excellence for the South West, building on its strengths in Marine, Defence, Energy and Cyber-Security.

Dorset Innovation Park is accessed via the A352 Dorchester Road which provides links to the A35 and onwards to national road networks. Wool train station is approximately 1.5 miles away.

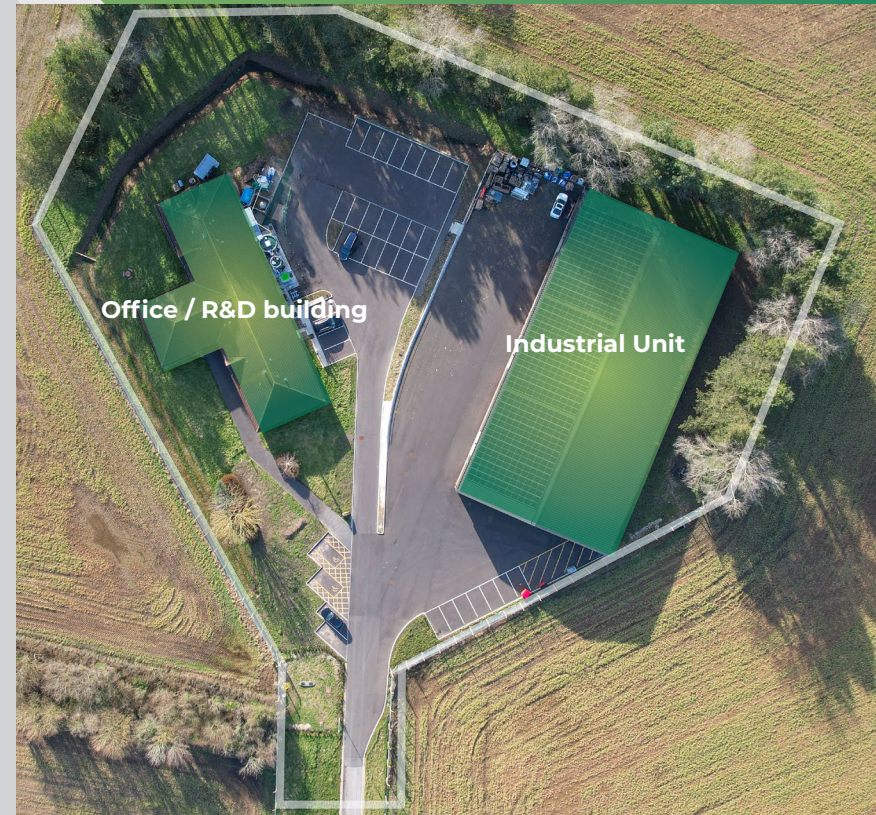
Local Development Order

Providing a simplified planning process.



Secure Site

CPNI perimeter fencing, security gatehouse and 24/7 access.



Agents Details



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Williams**

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**Exit to Innovation Park and
A352 Dorchester Road**

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