



## 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.

## Business rate relief

Potential Business rate relief worth up to a maximum of £275,000 per business over a five year period for companies taking occupation before 2022.

## Streamline planning

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

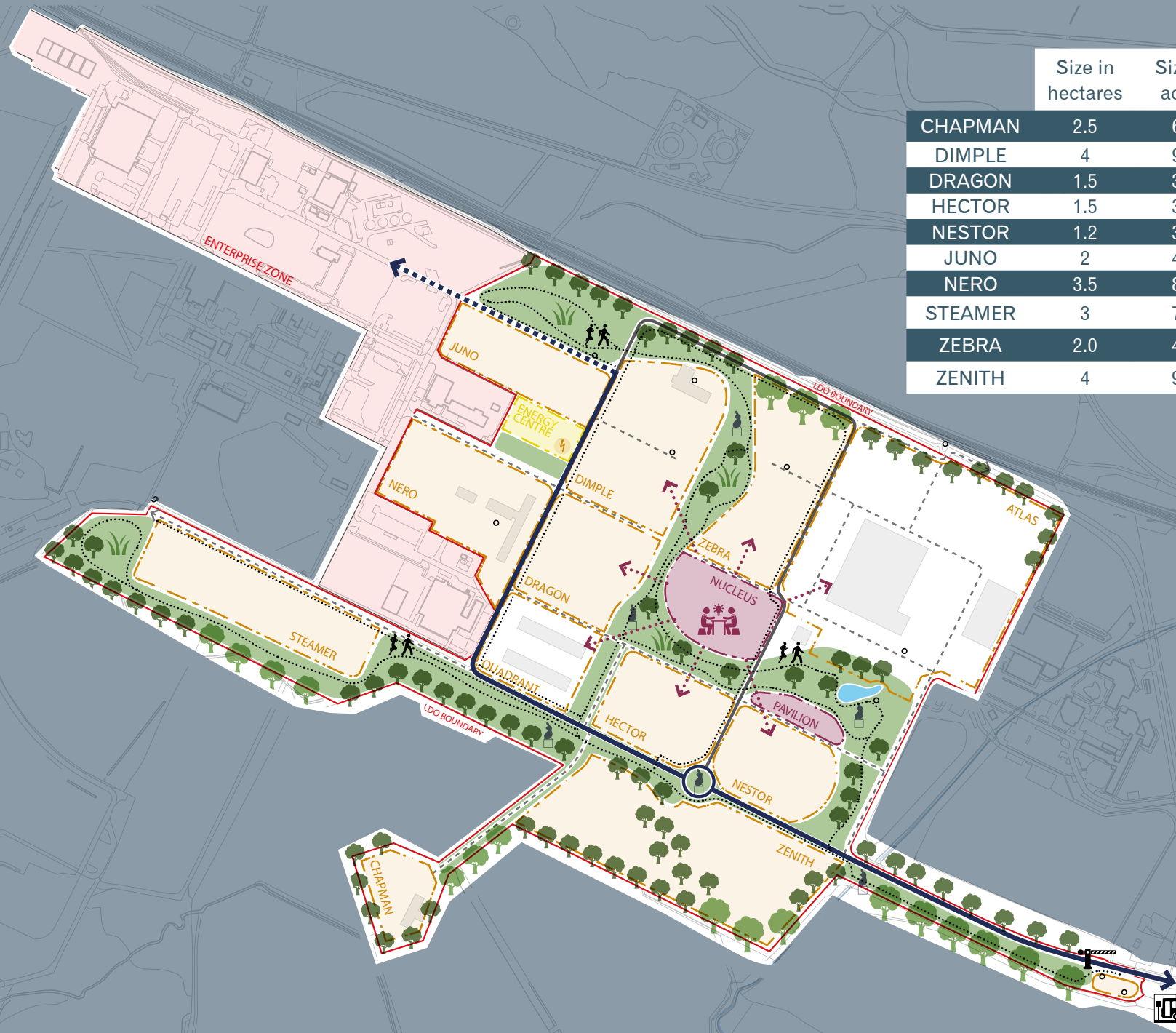
## Security

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	2.5	6.2
DIMPLE	4	9.9
DRAGON	1.5	3.7
HECTOR	1.5	3.7
NESTOR	1.2	3.0
JUNO	2	4.9
NERO	3.5	8.6
STEAMER	3	7.4
ZEBRA	2.0	4.9
ZENITH	4	9.9



# 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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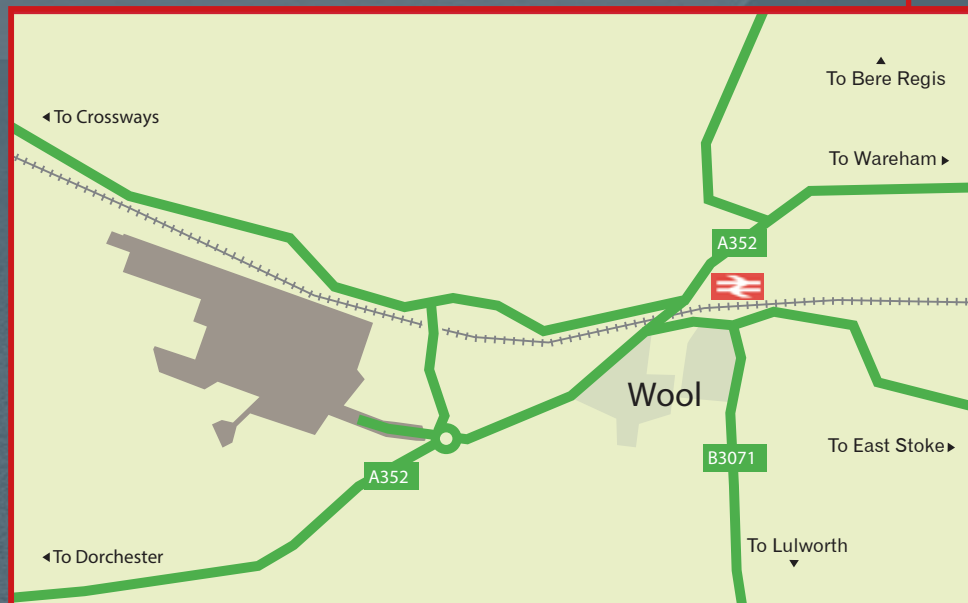
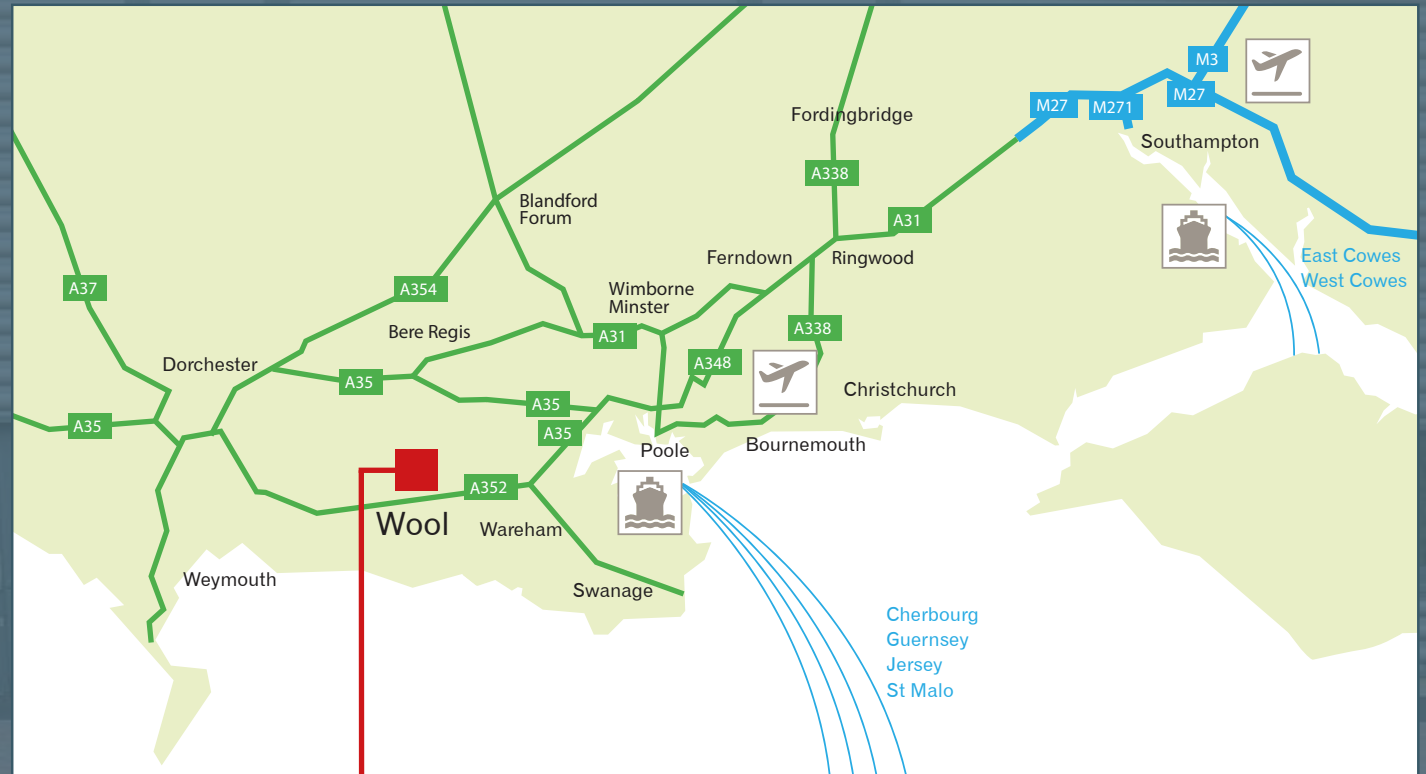
TRADEBE

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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