

THE QUADRANT

Dorset Innovation Park | Wool | DT2 8ZB

TO LET - 20 NEW WORKSHOP UNITS



- Units from approx 69 sq m (749 sq ft) to 921 sq m (9,918 sq ft) gross internal area
- Flexible leasehold tenure
- Ultra-fast broadband to be provided



DORSET
INNOVATION
PARK



LOCATION

Dorset Innovation Park is strategically located in South Dorset, approximately 17 miles west of Poole. The site sits within a cluster of settlements which include Wool, Dorchester, Weymouth and Wareham.

Dorset Innovation Park accommodates 56 hectares of employment land within a campus setting. The site has links to national road networks via the A31 which is approximately 9 miles to the north leading on to the M27. The site is accessed via the A352.

Wool rail station, which connects with London and Weymouth, is approximately 1.5 miles distant.

DORSET ENTERPRISE ZONE

The development is located within an Enterprise Zone which is themed on an advanced engineering and manufacturing cluster, building upon existing strengths in marine, energy and defence related activities.

Prospective tenants will need to comply with the Business Occupation Policy for Dorset Innovation Park.

Details can be found using the following link:
<http://dorsetlep.co.uk/dorset-innovation-park/>



THE PROPERTY

Dorset Innovation Park is Dorset's new Enterprise Zone which aims to create 2,000 new jobs and dozens of new businesses for Dorset over the next 25 years. Dorset Innovation Park is already home to world leaders in marine, defence and advanced engineering.

Significant investment in the whole site by Purbeck District Council, Dorset County Council and Dorset Local Enterprise Partnership (LEP) is providing a new opportunity for businesses within the local area.

The Quadrant forms part of Dorset Innovation Park and comprises a development of 20 new workshop units arranged in two facing terraces and providing on site parking.

Each terrace provides fully serviced units as follows:-

- 4 units comprising 69.6 sq m (749 sq ft)
- 1 unit comprising 74.4 sq m (800 sq ft)
- 4 units comprising 112.8 sq m (1,214 sq ft)
- 1 unit comprising 117.6 sq m (1,266 sq ft)

SECURITY

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

PLANNING

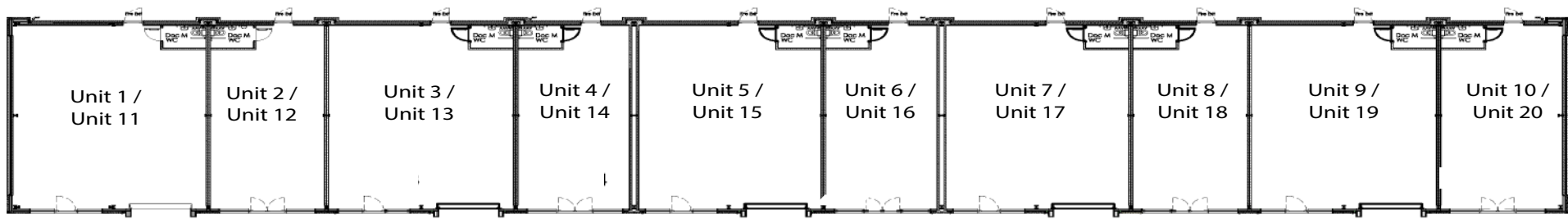
The units have planning consent for Use Class B1 Business Use.

EPC

Energy performance certificates are available on request.

BROADBAND

Ultra-fast broadband to be provided.



TENURE

The workshop units are available to let on 3 year leases with tenants having the ability to terminate a lease at any time upon service of one month's notice.

RENT

The stated rents are per annum exclusive of estate service charge, development service charge, buildings insurance and VAT.

BUSINESS RATES

There are business rates benefits within the Enterprise Zone where applicable. The Rateable Values for the units can be found searching under postcode DT2 8GB using the following link: <https://www.tax.service.gov.uk/business-rates-find/search>



BLOCK A				BLOCK B			
UNIT	SIZE SQ M	SIZE SQ FT	RENT	UNIT	SIZE SQ M	SIZE SQ FT	RENT
Unit 1	117.7 sq m	1,267 sq ft	Let	Unit 11	117.8 sq m	1,268 sq ft	Let
Unit 2	69.4 sq m	747 sq ft	£5,570	Unit 12	69.4 sq m	747 sq ft	Let
Unit 3	112.4 sq m	1,210 sq ft	£8,460	Unit 13	112.6 sq m	1,212 sq ft	£8,460
Unit 4	67.8 sq m	730 sq ft	£5,570	Unit 14	68.2 sq m	734 sq ft	£5,570
Unit 5	111.2 sq m	1,197 sq ft	Let	Unit 15	111.1 sq m	1,196 sq ft	£8,460
Unit 6	67.8 sq m	730 sq ft	£5,570	Unit 16	67.9 sq m	731 sq ft	£5,570
Unit 7	111.0 sq m	1,195 sq ft	£8,460	Unit 17	111.0 sq m	1,195 sq ft	£8,460
Unit 8	69.4 sq m	747 sq ft	£5,570	Unit 18	69.5 sq m	748 sq ft	£5,570
Unit 9	112.6 sq m	1,212 sq ft	Let	Unit 19	112.6 sq m	1,212 sq ft	Let
Unit 10	74.5 sq m	802 sq ft	£5,950	Unit 20	74.6 sq m	803 sq ft	£5,950

Approximate Gross Internal Floor Areas

VIEWING

Further details are available through the sole agents:

Contact: Jayne Sharman
Jayne@sibbettgregory.com

Contact: Jon Baron
Jonbaron@sibbettgregory.com

Contact: Jonathan Sibbett
Jonathan@sibbettgregory.com



FINANCE ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering - the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance after provisional terms have been agreed.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.



HM Government



DORSET
INNOVATION
PARK