

THE QUADRANT

Dorset Innovation Park | Wool | DT2 8ZB



TO LET
20 NEW WORKSHOP UNITS
DORSET INNOVATION PARK



- 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 is a single site accommodating 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 has links between 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.

Potential business rates concessions are available within the Enterprise Zone subject to qualification.

Further details on the Enterprise Zone are available at the following:

<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 6.2 hectares of commercial development land. The first phase of development is currently under construction to provide 20 new workshop units. The units are due for completion in October 2017.

The development will comprise two facing terraces of fully serviced units together with on-site parking. Each terrace provides 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.

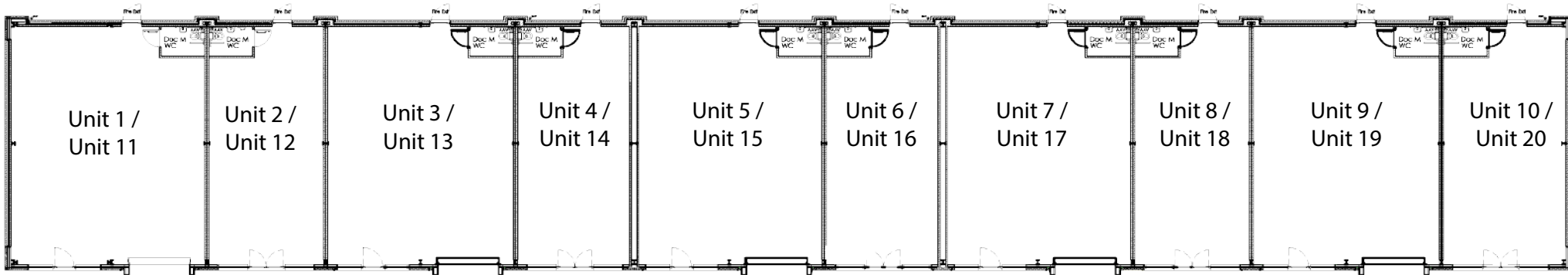
EPC

Energy performance certificates will be available following completion.

BROADBAND

Ultra-fast broadband to be provided.





Ground Floor Plan

BLOCK A				BLOCK B			
UNIT	SIZE SQ M	SIZE SQ FT	RENT	UNIT	SIZE SQ M	SIZE SQ FT	RENT
Unit 1	117.6 sq m	1,265 sq ft	£8,820	Unit 11	117.6 sq m	1,265 sq ft	£8,820
Unit 2	69.6 sq m	749 sq ft	£5,570	Unit 12	69.6 sq m	749 sq ft	£5,570
Unit 3	112.8 sq m	1,214 sq ft	£8,460	Unit 13	112.8 sq m	1,214 sq ft	£8,460
Unit 4	69.6 sq m	749 sq ft	£5,570	Unit 14	69.6 sq m	749 sq ft	£5,570
Unit 5	112.8 sq m	1,214 sq ft	£8,460	Unit 15	112.8 sq m	1,214 sq ft	£8,460
Unit 6	69.6 sq m	749 sq ft	£5,570	Unit 16	69.6 sq m	749 sq ft	£5,570
Unit 7	112.8 sq m	1,214 sq ft	£8,460	Unit 17	112.8 sq m	1,214 sq ft	£8,460
Unit 8	69.6 sq m	749 sq ft	£5,570	Unit 18	69.6 sq m	749 sq ft	£5,570
Unit 9	112.8 sq m	1,214 sq ft	£8,460	Unit 19	112.8 sq m	1,214 sq ft	£8,460
Unit 10	74.4 sq m	800 sq ft	£5,950	Unit 20	74.4 sq m	800 sq ft	£5,950

Floor areas to be verified following completion of the development.

TENURE

The workshop units will be 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

The units will be assessed for Business Rates on completion of the development.





VIEWING

Further details are available through the sole agents:

Contact: Jonathan Sibbett
Jonathan@sibbettgregory.com

Contact: Jayne Sharman
Jayne@sibbettgregory.com

Contact: Jon Baron
Jonbaron@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.