

Dorset Innovation Park

Winfrith Newburgh, Dorset, DT2 8ZB



Innovation for a secure future

VISION

Home to a diverse range of innovative businesses

Welcome to Dorset Innovation Park, Dorset's only economic development site with Enterprise Zone status. Dorset Innovation Park is dedicated to building on its strengths in advanced engineering, marine, defence, energy and cyber-security.

We aim to be a centre for world leading innovation helping solve some of society's grand challenges:

- Keeping citizens safe (defence and national security)
- Food for all (food security)
- Powering our future (energy security)
- Protecting our planet (environmental security)

In doing so, we aim to create fulfilling well-paid jobs in businesses that drive our economy and provide social opportunity.

We are working to achieve this in partnership to provide the places, spaces and infrastructure to enable internationally significant innovation that "moves the dial" on these global security challenges.



BENEFITS

Long term investment in growth

Dorset Innovation Park has the benefit of 25 years of investment through its Enterprise Zone status.

Streamlined Planning

A Local Development Order is in place to streamline the planning process and grant planning consents within 28 days.

Security

Dorset Innovation Park is a completely secure site with gatehouse security at the entrance and 24/7 access.

Connectivity

Full fibre from multiple operators, plus private fixed and wireless (5G) networks for secure collaboration.

OPPORTUNITIES

Plot Sales

Land available from 0.4 hectares (1 acre) for design and build opportunities within the Business Occupation Policy for the park.

Work Space

Existing Industrial and office premises in a range of sizes with ultra-fast broadband and excellent car parking.

Collaboration Space

The Defence Battlelab is a hub for cutting edge defence projects making engagement with the defence sector easier.

Dorset Innovation Park is already home to pioneering businesses that are making waves in technology, engineering, defence, energy and innovation. Imagine the possibilities for the future of your business.

LOCATION

Located in south Dorset, the park is well positioned between Dorchester and Poole.

Wool train station is situated 1.5 miles from the site and provides direct access to London Waterloo.

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

The site links to the A35 and A31 road networks via the A352.





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PLOTS FOR SALE

Serviced land for sale from 0.4 hectares (1 acre) for design and build opportunities.

Long leasehold tenure (999 years)



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DRAGON PLOT

6 industrial units to rent from 200 sq m (2,150 sq ft) up to 600 sq m (6,450 sq ft)

3 year minimum lease terms



UNIT	SIZE SQ M	SIZE SQ FT
Unit 1	600 sq m	6,450 sq ft
Unit 2	200 sq m	2,150 sq ft
Unit 3	200 sq m	2,150 sq ft
Unit 4	200 sq m	2,150 sq ft
Unit 5	200 sq m	2,150 sq ft
Unit 6	200 sq m	2,150 sq ft

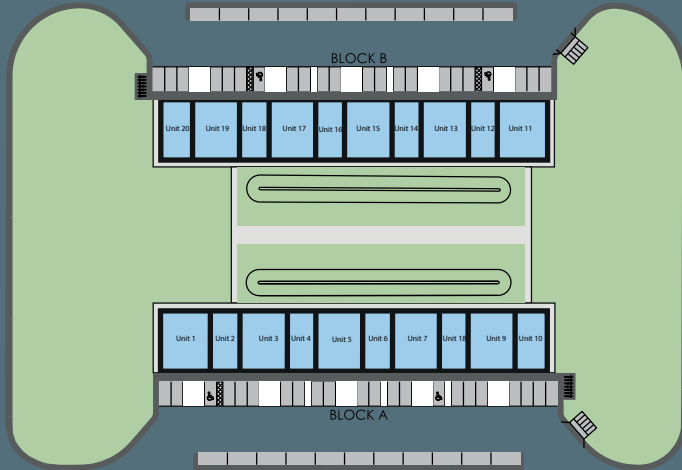


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THE QUADRANT

20 small workshops to rent from 67.8 sq m (730 sq ft) up to 117.8 sq m (1,268 sq ft)

Highly flexible lease terms with one month's notice period



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

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CHESIL HOUSE

Office and laboratory space to rent from 18.5 sq m (200 sq ft)

12 month minimum lease terms



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DEFENCE BATTLELAB

A collaboration space designed to learn together, devise solutions and enable innovation

A Co-Creation Space, part of the government National Strategic Technology and Innovation Exchange (NSTiX) programme, established to enable innovation development

Hot desks, offices, meeting rooms and conference space



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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.

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