



**CHAPMAN, DORSET INNOVATION PARK, DORCHESTER,
DT2 8GB**

INDUSTRIAL/LOGISTICS / OFFICE FOR SALE

12,893 TO 18,476 SQ FT (1,197.80 TO 1,716.48 SQ M)



Summary

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

Available Size	12,893 to 18,476 sq ft
Price	£1,995,000 Whole Site: £1,995,000 excluding VAT - Industrial Unit Only: £1,300,000 excluding VAT
Business Rates	N/A
EPC Rating	Upon Enquiry

- Rooftop Solar PV System with Income Potential
- Additional PV Planning Permission
- EV Charging
- 3 Roller Shutter Doors (4.2m x 3.6m)
- Internal Eaves Height 4.9m
- Ground Source Heat Pump



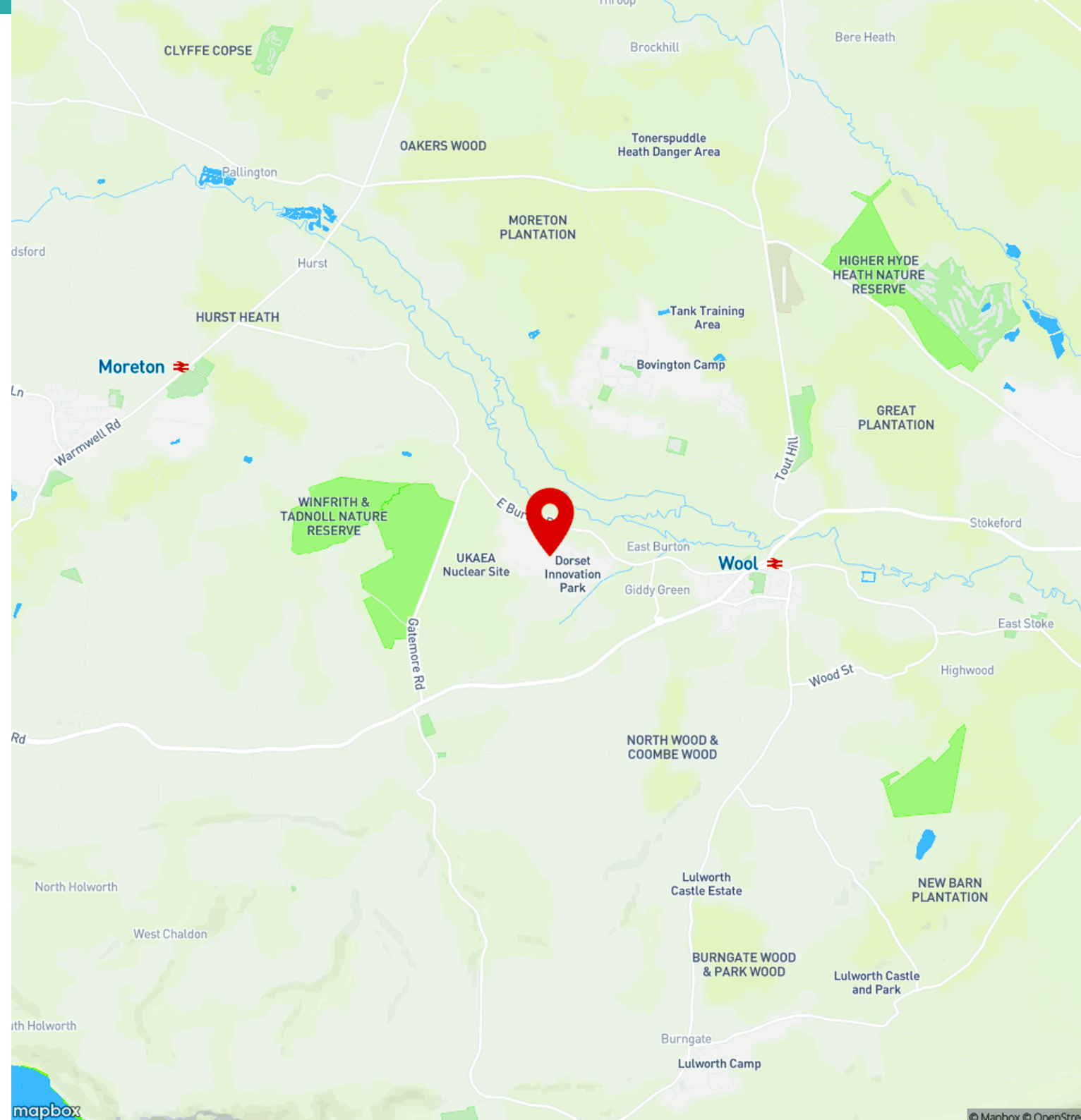
Location



Chapman Dorset Innovation Park, Winfrith Newburgh, Dorchester, DT2 8GB

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.





Further Details

Description

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Building - Industrial Unit	12,893	1,197.80
Building - Office / R&D Building	5,116	475.29
Building - Remote Lab	467	43.39
Total	18,476	1,716.48





Enquiries & Viewings



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