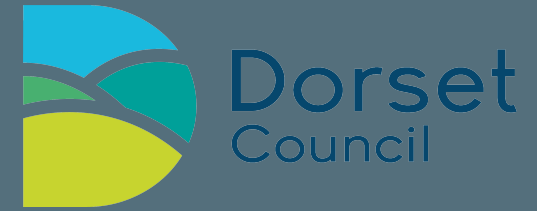


THE QUADRANT Dorset Innovation Park

Winfrith Newburgh, Dorset, DT2 8GB



Innovation for a secure future



VISION

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.

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.

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.

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.



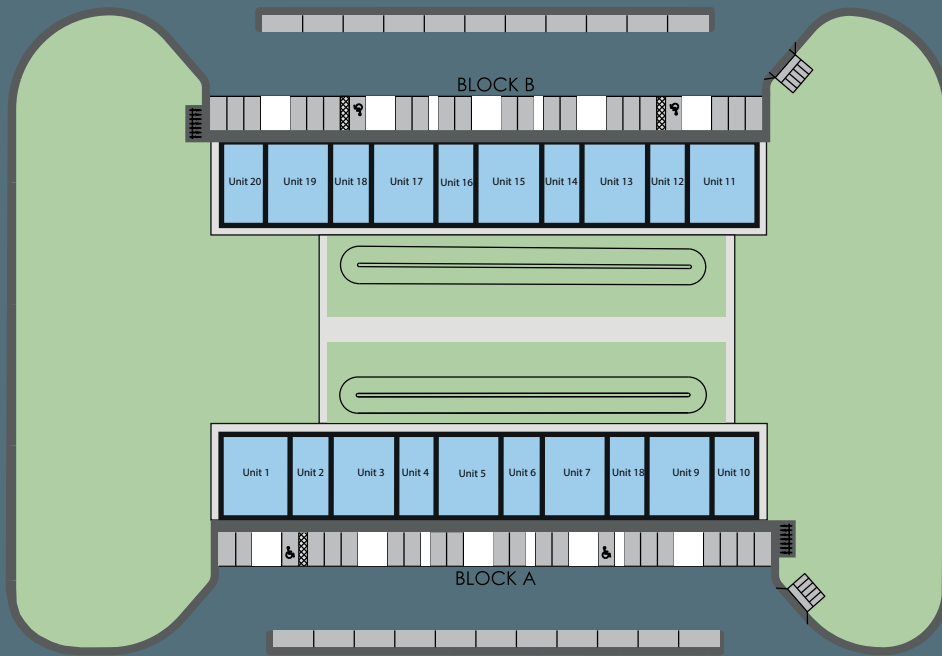


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THE QUADRANT

Industrial units to rent from 67.8 sq m (730 sq ft) to 117.6 sq m (1,268 sq ft)

Highly flexible lease terms with one month's notice period



BLOCK A			BLOCK B		
Unit 4	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 8	69.4 sq m	747 sq ft			



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RENT

On application to the agents.

PLANNING

The units have planning consent for Class B2 and Class E Business Use.

EPC

Energy performance certificates are available on request.

BROADBAND

Fibre broadband is provided (FTTP).

VIEWING

Further details are available through the agents:

Jayne Sharman
01202 661177
Jayne@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.



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