CHESIL HOUSE

Dorset Innovation Park | Wool | DT2 8ZB

OFFICE/LABORATORY SUITES TO LET

18.5 sq m (200 sq ft) to 653 sq m (7,030 sq ft)

- Secure landscaped site
- On-site parking
- Flexible leases
- Central South Dorset location

DORSET INNOVATION PARK

LOCATION

Dorset Innovation Park is centrally situated within south Dorset, approximately one mile to the west of Wool. The site has access from the A352 which is a main route connecting the towns of Wareham and Dorchester.

The Poole/Bournemouth conurbation is situated approximately 20 miles to the east. Wool has the benefit of a main line rail station (South West Trains London Waterloo to Weymouth line).

DORSET INNOVATION PARK

Dorset Innovation Park is a strategic employment site occupying some 40 hectares (100 acres).

The site offers significant development opportunities with a focus on advanced engineering and manufacturing cluster building upon strengths in marine, energy and defence related activities.

Planning consent has been granted for a phase of 20 small workshop units with development due to commence in the near future.

Existing major occupiers at Dorset Innovation Park include Atlas Elektronik and QinetiQ.

CHESIL HOUSE

Chesil House is a four storey office building with the remaining accommodation arranged in two wings, either side of a central entrance and core.

The central core contains lift, staircase and male and female toilets at each level. The building layout offers opportunities to occupy individual rooms from approximately 18.5 sq m (200 sq ft) to a whole floor of approximately 653 sq m (7,030 sq ft). Suites of varying sizes can be made available within these limits.

The accommodation is mainly cellular although larger open plan areas are available.

The specification includes central heating, double glazing, power and data points. Offices are carpeted and lab space has hard flooring.

TENURE

The premises are available by way of flexible leases for periods to be agreed.

RENT

Upon application. Rents are inclusive of service charge and utilities but exclusive of business rates.

ENERGY PERFORMANCE CERTIFICATE

The premises have an energy rating of D-80.

TIMESCALE

The premises are available for immediate occupation.

CONTACT DETAILS

Further information and viewing through Sibbett Gregory 01202 661177.

sibbett gregory

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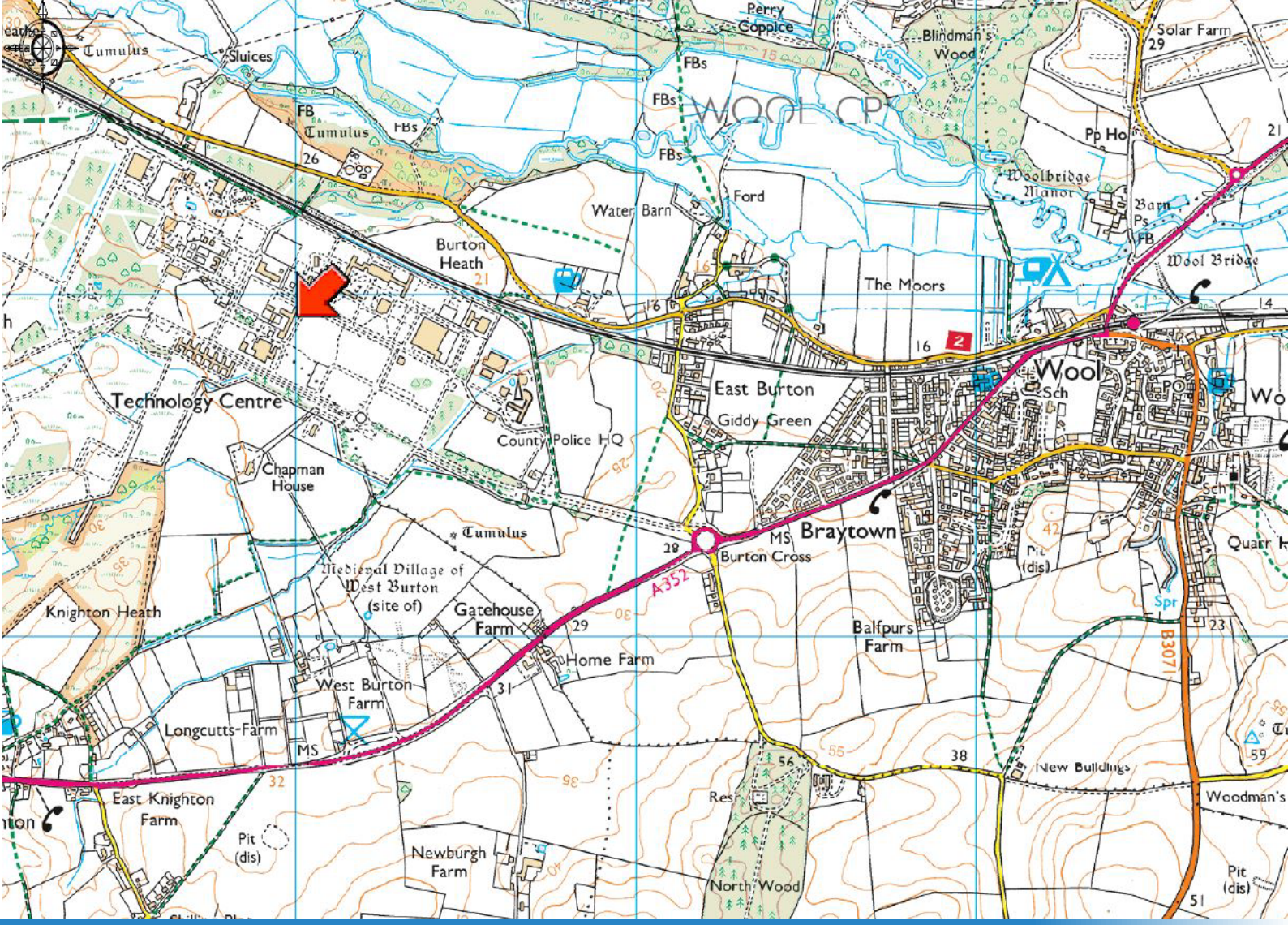

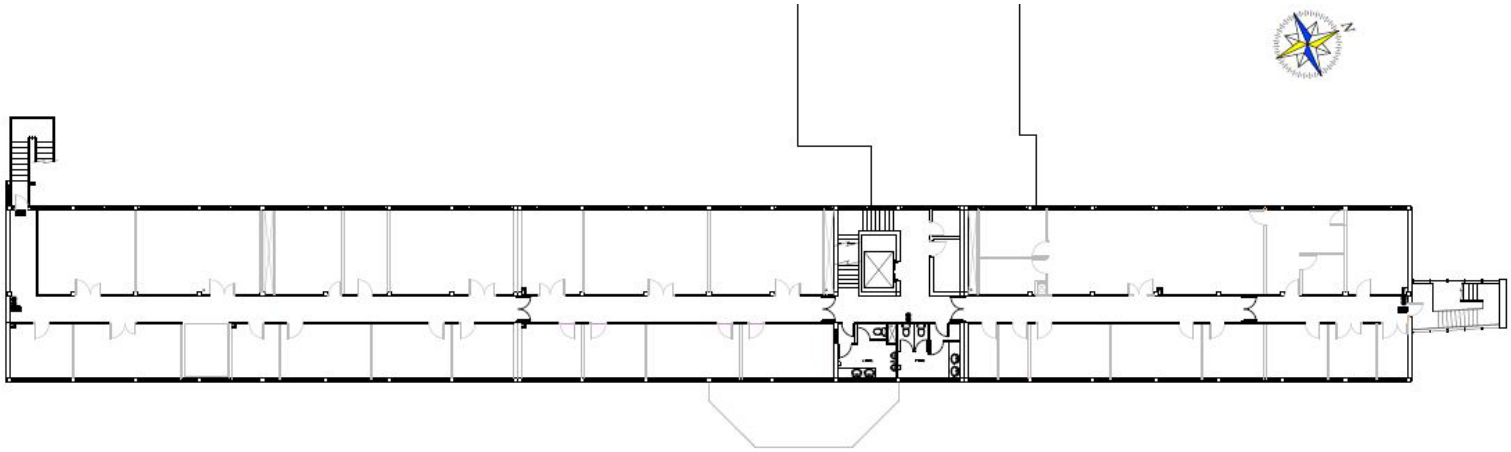

THESE PARTICULARS ARE BELIEVED TO BE CORRECT BUT THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT

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

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