



ADMIRALTY PARK



ADMIRALTY PARK HISTORY

Admiralty Park comprises part of the former Royal Naval Cordite Factory, Holton Heath, originally a square mile site constructed in 1915 on the specific orders of Winston Churchill, the then First Lord of the Admiralty. The primary reason for its' construction was to ensure the Royal Navy obtained a significant quantity of finest quality cordite, (this being the primary ingredient for the propellant of ordnance).

The site represented a magnificent achievement in that construction took around a year to complete despite having to provide a power station, reservoir, train station and numerous factory buildings.

For the remainder of the First World War, around 2,000 people were employed on the site although, by its heyday in 1938, this had grown to 4,500 workers.





ADMIRALTY PARK HISTORY

After the end of the Second World War production reduced to the point where, in 1957, it ceased altogether. The facility continued as an operational Naval establishment primarily concerned with underwater activities and cutting edge technologies with a reduced workforce of between 300 and 400 up until the gates closed in 1997.

In 2003, DRA Holton Heath, (now re-branded as Admiralty Park), was sold by Defence Estates to Birchmere Limited, a Poole-based commercial property developer and investor who are systematically working through the site, improving infrastructure and refurbishing to modern standards the original buildings wherever possible to provide a unique business park within a mature woodland setting.





ADMIRALTY PARK THE OPPORTUNITY

A unique opportunity now exists to become part of the history of this site. Despite being close to all usual amenities and served by good road and rail links, Admiralty Park still manages to maintain a scenic and tranquil setting. A key feature is the magnificent Grade II Listed Georgian-style Square at the northern end of the site containing the original period office buildings which are in the process of a comprehensive, yet sympathetic refurbishment.

The site, which also stars in the top rated ITV1 television series 'Bad Lads Army Extreme ©', now offers a broad range of offices and industrial buildings to let on competitive terms.

So, if you feel you need a change from the traditional "estate" and would like to improve your working environment then why not consider Admiralty Park - and create your own history with us.





ADMIRALTY PARK LOCATION

Admiralty Park is situated within a mature parkland setting extending to around 40 acres. The site itself is accessible from Station Road off the A351 Sandford Road. Poole Town Centre is conveniently within approximately a 15-minute drive via the A351, the A35 and then the A350. Wareham is situated approximately 3 miles to the Southwest.

Holton Heath Station is located within 50 yards of the southern boundary of the site providing direct rail links to Weymouth and London Waterloo.

Admiralty Park itself is within walking distance of pine forests, heathland and grassland, some of which are designated as SSSI's and Conservation Areas.



W.81520

SCHEDULE OF AVAILABILITY

ADMIRALTY PARK
STATION ROAD
HOLTON HEATH
POOLE, DORSET

JUNE 2008

Unit	Size Sq Ft	Rent £ pa (exclusive)	Rates £	Comments
D2	1,900	£11,950	To be assessed	<ul style="list-style-type: none"> In the process of being refurbished. Complete internal and external redecoration. New electrical supply and lighting throughout. New sanitary ware and kitchenette facilities. Five new roller shutter doors to the front elevation
D21	1,007	£6,250	To be assessed	<ul style="list-style-type: none"> Comprehensively refurbished 2 separate loading doors measuring 1.92 metres x 2.9 metres and 1.37 metres x 2.10 metres 3 phase electricity On site parking Fenced boundary to the estate New lighting throughout
A16 - office suite	512	£6,950	To be assessed	<ul style="list-style-type: none"> Completely refurbished to modern standard. Cat 2 recessed lighting. Dado trunking. Kitchenette facility WCs facilities Gas central heating On site parking Fenced boundary to the estate

Subject to Contract. All measurements are approximate, gross internal and have been provided by our client

Rentals are exclusive of rates, VAT, service charge and insurance premium and are payable quarterly in advance by standing order.

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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract.

STRICTLY SUBJECT TO CONTACT, ALL MEASUREMENTS APPROXIMATE

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, as to the structural integrity of the premises and condition/working order of services, plant or equipment.