

PROJECT ECHO

FORMER MILITARY NUCLEAR BUNKER FACILITY IN THE HEART OF SWEDEN
A UNIQUE REAL ESTATE SALE – OFFERED WITH VACANT POSSESSION



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SWEDEN

- Highly secure location, deep inside a granite mountain, in central Sweden.
- Neutrality and independence are two of the fundamental principles of Sweden which benefits from political and economic stability.
- Sweden has amongst the most robust privacy laws in the world.
- Benefits from excellent international and national transportation infrastructure.

BUNKER FACILITY

- De-commissioned nuclear bunker originally constructed for the Swedish military in the 1960s and extended in the 1990s.
- Originally designed with all the necessary life support systems including air filtration plant, underground water springs, water filtration plant and back-up generators.
- Currently run on hydroelectric power, benefiting from a backup generator, all upgradeable as use requires.
- The bunker has benefited from significant investment in the last couple of years to provide all the necessary facilities for a data centre.
- All critical components (power, cooling and connectivity) have back-up systems.
- Full fire detection system.

SECURITY

- Offers unique physical conditions, providing amongst the safest and most secure storage in the world.
- State of the art security measures in place.
- No external influences - simply an environment born for unique security in a changing world.
- Potential to gain electromagnetic pulse protection (EMP) certification.

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AREA

- Above ground site area is approximately 9.08 hectares (22.44 acres).
- Externally there is a security gatehouse constructed of reinforced concrete and bullet proof glass with adjoining former barracks building.
- The underground bunker facility currently extends to a total area of approximately 10,000 sq m (107,642 sq ft) or 1 hectare (2.47 acres).
- The facility is arranged as two principal bunkers with ancillary areas, linked by pedestrian and vehicular access tunnels.
- The original facility includes a three storey structure comprising offices, control centre and ancillary accommodation which extends to approximately 1,760 sq m (18,995 sq ft).
- The extended facility includes a large chamber of approximately 2,400 sq m (25,834 sq ft) with ceiling heights up to approximately 9m (29.5 ft)
- In their current configuration, the storage bunkers provide highly flexible accommodation suitable for a number of uses.
- The ground floor loading capacity is unlimited.

CONNECTIVITY

- Located on one of Europe's main backbone routes, in a carrier neutral location, providing secure access to a selection of international and national operators for bandwidth and network requirements.
- The facility is securely locked away from the threats of the urban environment whilst still being connected to the entire world.
- The location also provides access to dark fiber services for limitless bandwidth and additional security.

POTENTIAL USES

- The property is used as a private data centre. Potential uses (subject to planning) include:
 - Hyper Secure Storage.
 - Data Centre.
 - Disaster Recovery.
 - Research and development facility.
 - Personal bunker (subject to planning).

TENURE

- The Swedish equivalent of the Freehold of the above ground site and the bunker facility within the mountain.

TRANSACTION COSTS

- Each party is to be responsible for payment of its own fees and costs in relation with this proposed transaction.

COMPANY PURCHASE

- The property is held in a Swedish SPV set up specifically for this asset.
- This unique investment opportunity is available for sale with vacant possession.

REGISTER INTEREST & FURTHER INFORMATION

To register interest in this unique investment opportunity or to request further information on the marketing process, please e-mail: mjoyce@griffithseccles.com

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