

PROJECT X-RAY

FORMER MILITARY NUCLEAR BUNKER FACILITY - SWITZERLAND
A UNIQUE REAL ESTATE SALE – OFFERED WITH VACANT POSSESSION



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SWITZERLAND

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

BUNKER FACILITY

- De-commissioned nuclear bunker constructed during the Cold War.
- Originally designed with all the necessary life support systems including air filtration plant, underground water reservoirs, water filtration plant and back-up generators.
- 100% Certified Carbon Neutral Hydroelectric power with unlimited scope for power upgrades.
- Current configuration was designed to house over 1,500 military personnel during times of conflict.
- All critical components (power, cooling and connectivity) have back-up systems allowing for concurrent maintainability.
- 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.
- Electromagnetic pulse protection (EMP).

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AREA

- Above ground site area is approximately 1.95 hectares (4.81 acres) with a security gatehouse of approximately 158 sq m (1,700 sq ft).
- The underground bunker facility currently extends to a total area of approximately 15,014 sq m (161,614 sq ft).
- The facility is arranged as three principal bunkers with ancillary areas, linked by pedestrian and vehicular access tunnels
- The bunkers were originally constructed as three large storage chambers with ceiling heights up to approximately 13m.
- The chambers have since had two additional floors inserted and, in their current configuration, the chambers provide highly flexible accommodation of approximately 10,424 sq m (112,206 sq ft) with ceiling heights of between approximately 3m and 5.3m.
- The ground floor loading capacity is unlimited.

CONNECTIVITY

- Located 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 currently zoned for commercial use. Potential uses (subject to planning) include:
 - Hyper Secure Storage.
 - Data Centre.
 - Disaster Recovery.
 - Research and development facility.
 - Personal bunker (subject to planning).

TENURE

- The Swiss equivalent of the Freehold of the above ground site and the footprint of 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 Swiss 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: x-ray@griffithseccles.com

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