



BEDROCK PARK

INDUSTRIAL | LOGISTICS | TRADE

Ferndown Industrial Estate, Dorset

BH21 7BU

- ▶ 9 flexible light industrial/warehouse units
- ▶ 2,886 - 6,260 sq ft

To Let

50% of Bedrock Park now let



www.bedrockpark.co.uk

NORTHWOOD
URBAN LOGISTICS

A31



Light Industrial and Warehouse

dpd

Accommodation

All areas are approximate on a GEA sq ft basis.

Light industrial and warehouse units

	Ground floor	First floor	Total sq ft	Electric kVA	Parking spaces
18	3,082	1,020	4,102	35	8
19	SPECIAL PRODUCTS FOR SPECIAL CAKES LIMITED				
20	2,987	988	3,975	35	7
21	3,507	1,161	4,668	35	9
22	5,415	845	6,260	46	10
23	5,009	745	5,754	42	11
24	4,944	1,021	5,965	44	11
25	2,711	625	3,336	35	6
26	2,392	494	2,886	35	5

THE SITE

- ▶ Bedrock Park is the premier industrial location in the Bournemouth, Christchurch and Poole conurbation
- ▶ Adjacent to the A31, providing easy access to the A3, M27 and M3
- ▶ Regular bus service from Poole town centre (MoreBus) and Bournemouth town centre (No. 13) to the estate



UNITS 18 & 20-26

2,886 up to 6,260 sq ft

General Specification

Flexible light industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.



8.4m clear internal height



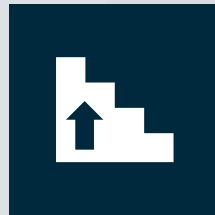
37.5kN sq m floor loading



Electric loading doors



Fitted first floor offices on units 23, 25 & 26



First floor for storage or fitting out as office space



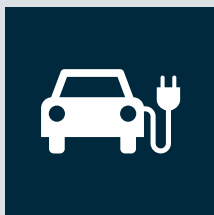
Ability to combine units



Yard depths of 12m



Canopied loading bays units 22-26



Electric car charging points



Photovoltaic panels on unit 21

Planning Use

E(g) (formerly B1c) and B8 (industrial and warehouse) uses.

Terms

Units are available to lease on terms to be agreed.



Example of fitted office



GREEN CREDENTIALS

The scheme will employ the latest environmentally friendly technologies to reduce the costs of occupation and target a minimum EPC rating of B. As a result, occupation costs to the end user will be reduced.

The green initiatives include:

- ▶ Electric vehicle charging points
- ▶ Low air permeability design
- ▶ Photovoltaic panels on unit 21 - 18,420 kWh per annum
- ▶ 15% warehouse roof lights increasing natural lighting
- ▶ High performance insulated cladding and roof materials
- ▶ Secure cycle parking

TRAVEL DISTANCES

Bedrock Park, Vulcan Way, Ferndown Industrial Estate, Wimborne, BH21 7BU

Road

Poole Town Centre	10 miles
Bournemouth Town Centre	10 miles
Southampton	28 miles

Rail

Poole Station	9 miles
Bournemouth Station	10 miles
Southampton Station	28 miles

Airport

Bournemouth Airport	7 miles
Southampton Airport	29 miles

Sea

Poole	11 miles
Southampton	29 miles



More information available through the marketing agent:

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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. January 2024.

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