



BEDROCK PARK
INDUSTRIAL | LOGISTICS | TRADE

TO LET

10 flexible trade counter units

▶ 2,688 - 4,762 sq ft

Ferndown Industrial Estate, Dorset
BH21 7PT

Available now



www.bedrockpark.co.uk

NORTHWOOD
URBAN LOGISTICS



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

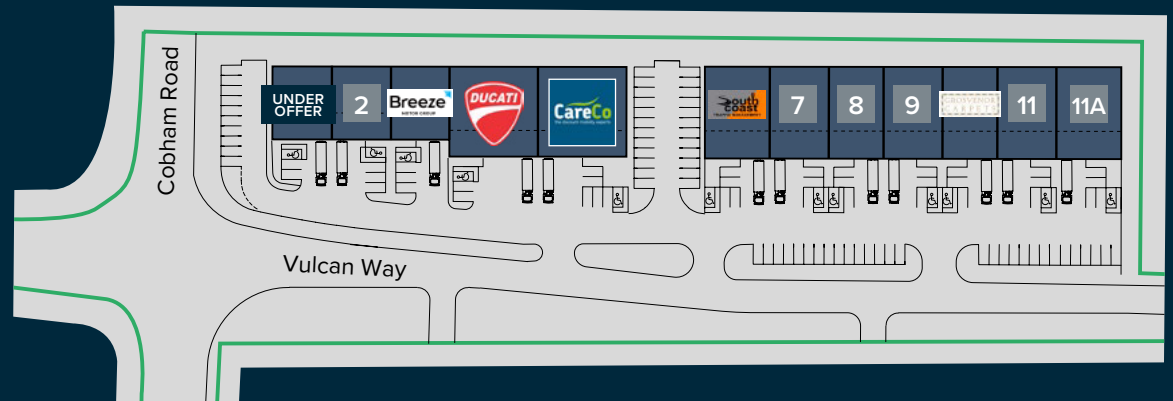


Trade counter units

	Ground floor	First floor	Total sq ft	Electric kVA	Parking spaces
1	UNDER OFFER				
2	2,688	-	2,688	35	5
3	LET				
4	LET				
5	LET				
6	LET				
7	3,289	1006	4,295	35	8
8	3,052	932	3,984	35	7
9	3,289	1003	4,292	35	8
10	LET				
11	3,277	998	4,275	35	8
11A	3,640	1,122	4,762	35	9

Accommodation

All areas are approximate on a GEA sq ft basis.



UNITS 2, 7-9, 11 & 11A

2,688 up to 4,762 sq ft

General Specification

Flexible trade units with unit 2 finished to a shell specification and units 7-11A fully fitted with first floor offices.



6.5m clear internal height



37.5kN sq m floor loading



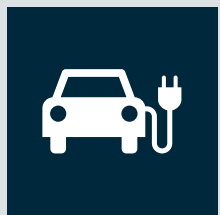
Electric loading doors



Ability to combine units



Yard depths of 12m



Electric car charging points



Landscaped environment



Fitted first floor offices units 7-11A

Planning Use

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

Terms

Units are available to lease on terms to be agreed.



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
- ▶ 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 7PT

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. November 2023.

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