



BEDROCK PARK

INDUSTRIAL | LOGISTICS | TRADE

Ferndown Industrial Estate, Dorset

BH21 7PT

- ▶ 26 new industrial/warehouse/trade units
- ▶ 2,680 - 48,362 sq ft

To Let

Available Q2 2022



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 M27 and M3

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:



Low air permeability design



Electric vehicle charging points



Photovoltaic panels on units 13-17 and 21



Designed and constructed to BREEAM Very Good



15% warehouse roof lights increasing natural lighting



High performance insulated cladding and roof materials



Secure cycle parking

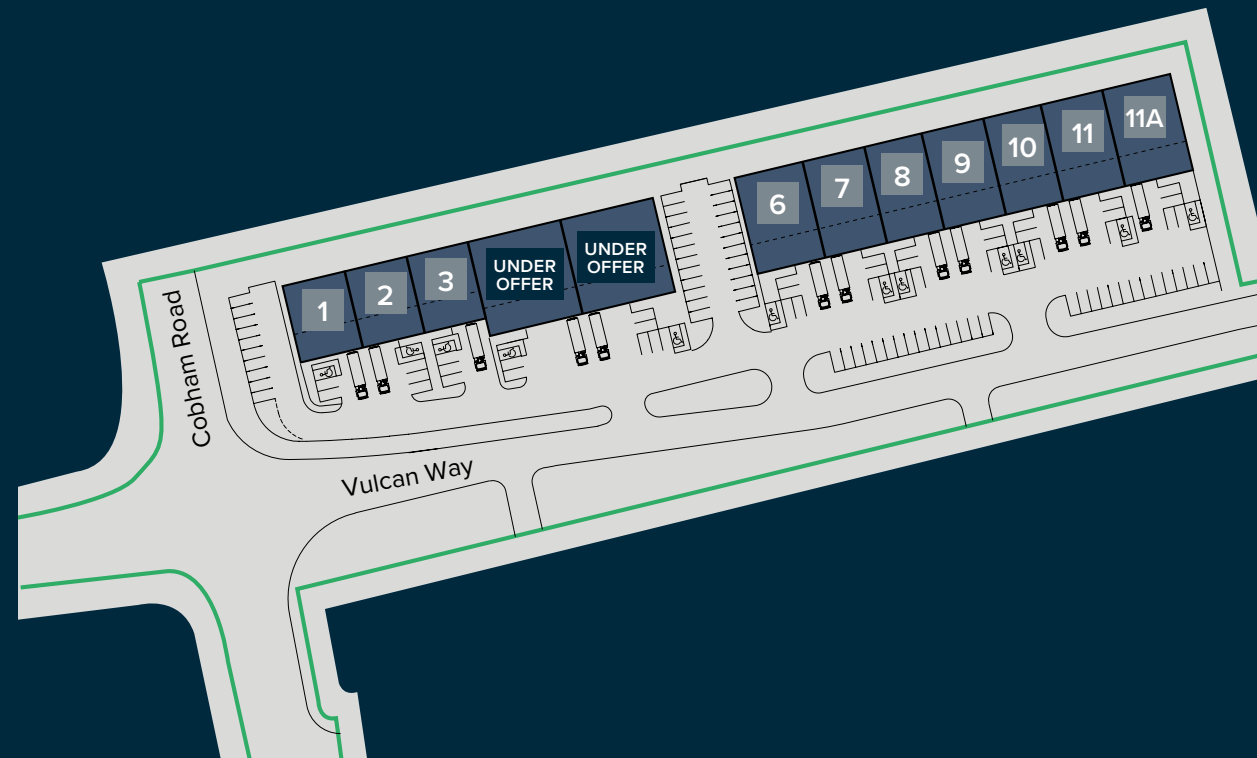


THE ACCOMMODATION

All areas are approximate on a GEA sq ft basis.

Trade counter units

Unit	Ground Floor	First Floor	Total
1	2,756 (256 sq m)	—	2,756 (256 sq m)
2	2,680 (249 sq m)	—	2,680 (249 sq m)
3	2,680 (249 sq m)	—	2,680 (249 sq m)
4		UNDER OFFER	
5		UNDER OFFER	
6	3,606 (335 sq m)	1,098 (102 sq m)	4,704 (437 sq m)
7	3,283 (305 sq m)	990 (92 sq m)	4,273 (397 sq m)
8	3,014 (280 sq m)	915 (85 sq m)	3,929 (365 sq m)
9	3,283 (305 sq m)	990 (92 sq m)	4,273 (397 sq m)
10	3,014 (280 sq m)	915 (85 sq m)	3,929 (365 sq m)
11	3,283 (305 sq m)	990 (92 sq m)	4,273 (397 sq m)
11A	3,606 (335 sq m)	1,098 (102 sq m)	4,704 (437 sq m)





Warehouse and logistics units

Unit	Ground Floor	First Floor	Total
13		UNDER OFFER	
14	12,928 (1,201 sq m)	2,013 (187 sq m)	14,941 (1,388 sq m)
15	14,305 (1,329 sq m)	2,174 (202 sq m)	16,479 (1,531 sq m)
16	14,574 (1,354 sq m)	2,368 (220 sq m)	16,942 (1,574 sq m)
17	30,979 (2,878 sq m)	2,713 (252 sq m)	33,692 (3,130 sq m)

Light industrial and warehouse units

Unit	Ground Floor	First Floor	Total
18	3,068 (285 sq m)	1,023 (95 sq m)	4,091 (380 sq m)
19	3,175 (295 sq m)	1,076 (100 sq m)	4,251 (395 sq m)
20	2,960 (275 sq m)	969 (90 sq m)	3,929 (365 sq m)
21	3,498 (325 sq m)	1,130 (105 sq m)	4,628 (430 sq m)
22	5,016 (466 sq m)	1,238 (115 sq m)	6,254 (581 sq m)
23	4,607 (428 sq m)	1,130 (105 sq m)	5,737 (533 sq m)
24	4,575 (425 sq m)	1,485 (138 sq m)	6,060 (563 sq m)
25	2,239 (208 sq m)	1,076 (100 sq m)	3,315 (308 sq m)
26	1,991 (185 sq m)	861 (80 sq m)	2,852 (265 sq m)

UNITS 1-3 & 6-11A

2,680 up to 4,704 sq ft

General Specification

Flexible trade units with units 1-3 finished to a shell specification and units 6-11A fully fitted with first floor offices.



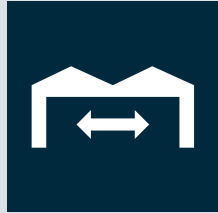
6.5m clear internal height



37.5kN sq m floor loading



Electric loading doors



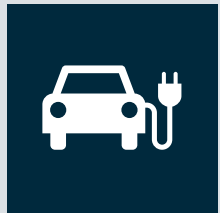
Ability to combine units



Fitted first floor offices units 6-11A



Yard depths of 12m



Electric car charging points



Landscaped environment



12 year collateral warranty

Planning Use

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

Terms

Units are available to lease on terms to be agreed.

Indicative image from similar development



UNITS 14-17

14,941 up to 48,362 sq ft (units 14-16 combined)

General Specification

Flexible warehouse units with fully fitted first floor offices.



8.4m clear internal height



50kN sq m floor loading



Electric loading doors



Ability to combine units 14-16



Fitted first floor offices and ground floor reception



Passenger lift



Private gated yards units 16 & 17



Electric car charging points



12 year collateral warranty

Planning Use

B8 (warehouse) use.

Terms

Units are available to lease on terms to be agreed.

Indicative image from similar development





UNITS 18-26

2,852 up to 6,254 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



Ability to combine units



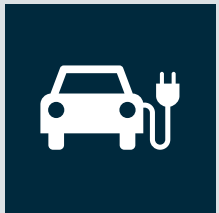
First floor for storage or fitting out as office space



Yard depths of 12m



Canopied loading bays units 22-26



Electric car charging points



12 year collateral warranty

Planning Use

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

Terms

Units are available to lease on terms to be agreed.





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



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NORTHWOOD
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