



**BEDROCK PARK**

INDUSTRIAL | LOGISTICS | TRADE

**Ferndown Industrial Estate, Dorset**

BH21 7PT

- ▶ 26 new industrial/warehouse/trade units
- ▶ 2,688 - 33,735 sq ft

**Available now to let**

**23% under offer/let**



[www.bedrockpark.co.uk](http://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



# 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:



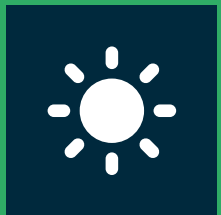
Low air permeability design



Electric vehicle charging points



Photovoltaic panels on units 13-17 and 21



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

	Ground floor	First floor	Total sq ft	Electric kVA	Parking spaces	EV parking spaces
<b>1</b>	2,774	-	<b>2,774</b>	35		
<b>2</b>	2,688	-	<b>2,688</b>	35		
<b>3</b>	2,689	-	<b>2,689</b>	35		
<b>4</b>	LET					
<b>5</b>	LET					
<b>6</b>	3,624	1,110	<b>4,734</b>	35		
<b>7</b>	3,289	1006	<b>4,295</b>	35		
<b>8</b>	3,052	932	<b>3,984</b>	35		
<b>9</b>	3,289	1003	<b>4,292</b>	35		
<b>10</b>	3,052	935	<b>3,987</b>	35		
<b>11</b>	3,277	998	<b>4,275</b>	35		
<b>11A</b>	3,640	1,122	<b>4,762</b>	35		





## Warehouse and logistics units

	Ground floor	First floor	Total sq ft	Electric kVA	Parking spaces	EV parking spaces
<b>13</b>	LET					
<b>14</b>	12,941	2,039	<b>14,980</b>	110		
<b>15</b>	14,362	2,251	<b>16,613</b>	121		
<b>16</b>	LET					
<b>17</b>	30,871	2,864	<b>33,735</b>	246		

## Light industrial and warehouse units

	Ground floor	First floor	Total sq ft	Electric kVA	Parking spaces	EV parking spaces
<b>18</b>	3,082	1,020	<b>4,102</b>	35		
<b>19</b>	3,197	1,057	<b>4,254</b>	35		
<b>20</b>	2,987	988	<b>3,975</b>	35		
<b>21</b>	3,507	1,161	<b>4,668</b>	35		
<b>22</b>	5,415	845	<b>6,260</b>	46		
<b>23</b>	5,009	745	<b>5,754</b>	42		
<b>24</b>	4,944	1,021	<b>5,965</b>	44		
<b>25</b>	2,711	625	<b>3,336</b>	35		
<b>26</b>	2,392	494	<b>2,886</b>	35		

## UNITS 1-3 & 6-11A

2,688 up to 4,762 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.



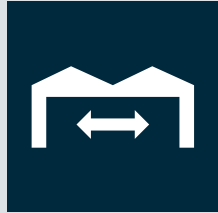
6.5m clear internal height



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.







# UNITS 14, 15 & 17

14,980 up to 33,735 sq ft

## 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



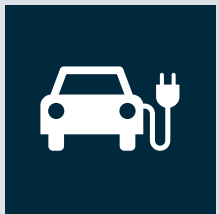
Fitted first floor offices and ground floor reception



Passenger lift



Private gated yard unit 17



Electric car charging points



12 year collateral warranty



Photovoltaic panels

## Planning Use

B8 (warehouse) use.

## Terms

Units are available to lease on terms to be agreed.







## UNITS 18-26

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



Ability to combine units



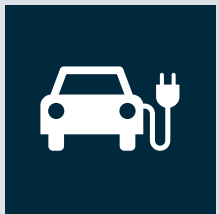
First floor for storage or fitting out as office space



Yard depths of 12m



Canopied loading bays units 22-26



Electric car charging points



12 year collateral warranty



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.







# 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. April 2023.

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