



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

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:



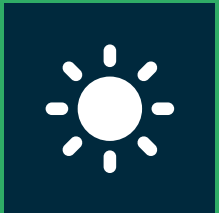
Low air permeability design



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
1	2,774	-	2,774	35		
2	2,688	-	2,688	35		
3	2,689	-	2,689	35		
4	LET					
5	LET					
6	3,624	1,110	4,734	35		
7	3,289	1006	4,295	35		
8	3,052	932	3,984	35		
9	3,289	1003	4,292	35		
10	3,052	935	3,987	35		
11	3,277	998	4,275	35		
11A	3,640	1,122	4,762	35		





Warehouse and logistics units

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

Light industrial and warehouse units

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

Trade counter units

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



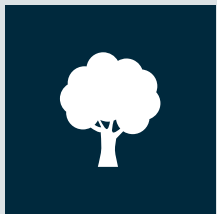
Fitted first floor
offices units 6-11A



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



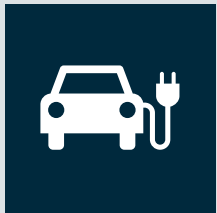
First floor for
storage or fitting out
as office space



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

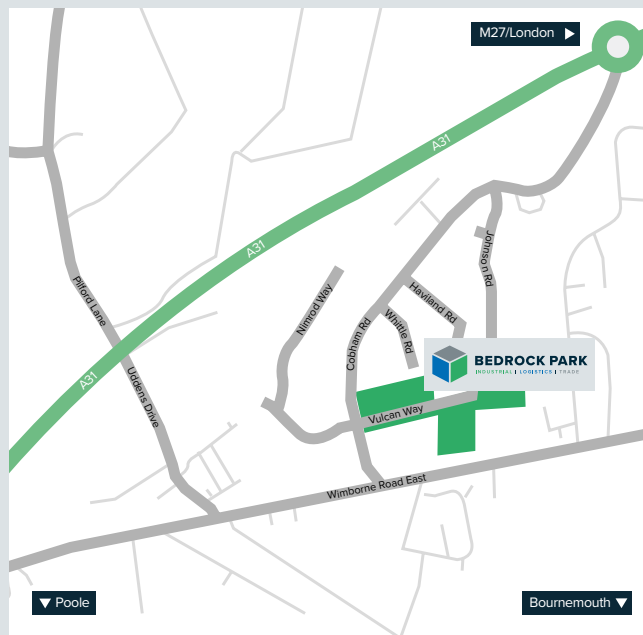
Poole Station	9 miles
Bournemouth Station	10 miles
Southampton Station	28 miles

Airport

Bournemouth Airport	7 miles
Southampton Airport	29 miles

Sea

Poole	11 miles
Southampton	29 miles



More information available through the marketing agent:

 **Vail Williams**
01202 558 262
vailwilliams.com

Ben Duly
07771 542132
Bryony Solan
07741 145629
Russell Mogridge
07815 737175

DTRE
020 3328 9080
www.dtre.com

Jake Huntley
07765 154211
Maddie Moriarty
07545 582097

 **realest**
023 8202 3999
realest.uk.com

Adrian Whitfield
07901 558730
Steven Williams
07761 082986

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Nick Turner 07900 608614
nickturner@northwoodinvestors.com

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