



**BEDROCK PARK**

INDUSTRIAL | LOGISTICS | TRADE

## Ferndown Industrial Estate, Dorset

BH21 7BU

- ▶ 26 new industrial/warehouse/trade units
- ▶ 2,689 - 6,260 sq ft available

**To let**

**Over 50% of Bedrock Park now 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 is complete and has achieved A & B EPC ratings providing the benefits outlined below. This results in the cost to the end user being reduced.

The green initiatives include:



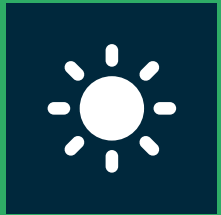
Low air permeability design



Electric vehicle charging points



Secure cycle parking



15% warehouse roof lights increasing natural lighting



High performance insulated cladding and roof materials



Photovoltaic panels on some units

Solar PV estimates for available units:

**Unit 14** 18,420 kWh per annum

**Unit 15** 18,043 kWh per annum

**Unit 21** 18,420kWh per annum

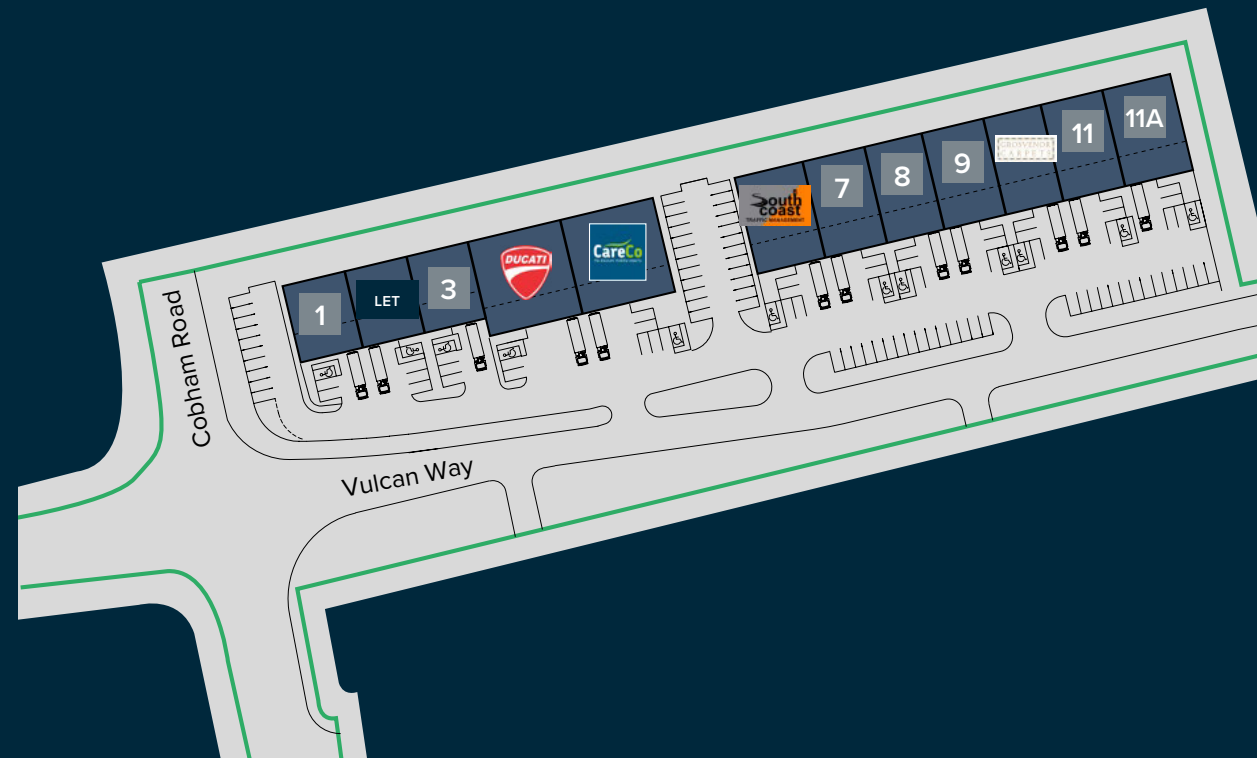


# THE ACCOMMODATION

All areas are approximate on a GEA sq ft basis.

## Trade counter units

	Ground floor	First floor	Total sq ft	Electric kVA	Parking spaces
1	2,774	-	2,774	35	5
2	LET				
3	2,689	-	2,689	35	5
4	BREEZE VW (DUCATI)				
5	CARECO LTD				
6	SOUTH COAST TRAFFIC MANAGEMENT LTD				
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	GROSVENOR CARPETS				
11	3,277	998	4,275	35	8
11A	3,640	1,122	4,762	35	9





## Trade counter units

# UNITS 1, 3, 7-9, 11 & 11A

2,689 up to 4,762 sq ft

## General Specification

Flexible trade units with units 1 & 3 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



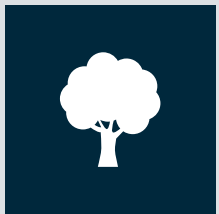
Ability to  
combine units



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.





**ALL LET / UNDER OFFER**

# UNITS 14 & 15

14,980 & 16,613 sq ft (31,593 sq ft 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



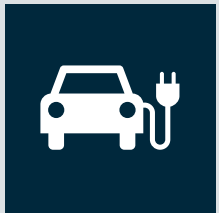
Ability to  
combine units



Fitted first floor  
offices and ground  
floor reception



Passenger lift



Electric car  
charging points



Photovoltaic  
panels

## Planning Use

B8 (warehouse) use.

## Terms

Units are available to lease on terms to be agreed.







## UNITS 18 & 20-25

3,336 up to 6,260 sq ft

### General Specification

Flexible light industrial/warehouse units with some units finished to a shell specification for occupiers to undertake their own fit out, and other units with fitted first floor offices.



8.4m clear internal height



37.5kN sq m floor loading



Electric loading doors



Fitted first floor offices on units 23 & 26



First floor for storage or fitting out as office space



Ability to combine units



Yard depths of 12m



Canopied loading bays units 22-25



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.



# 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:

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

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07771 542132  
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Russell Mogridge  
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Steven Williams  
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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. May 2024.

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