





## DELIVERING AN ENHANCED SCHEME

Industrial/warehouse/logistics units are available on a design and build basis to meet individual occupiers requirements. Specifications can incorporate minimum internal eaves heights of up to 10m. Outline consent has been granted for Class E (former B1 light industrial), B2 & B8. Individual units are available ranging from 20,000 sq ft (1,858 sq m) to 100,000 sq ft (9,290 sq m).



# HIGH QUALITY SPECIFICATION



Bespoke Specifications Available



Secure Yard



Dock Level Doors on Larger Unit



Up to 50 KN/m<sup>2</sup> floor loading



Up to 10m Eaves Height



First Floor Offices



Comfort Cooling/Heating



Insulated Cladding & Roof Materials

# ESG READY



EPC Rating (Targeting A)



Target BREEAM: Excellent



Up to 850 KVA Power Supply



EV Charging



Cycle Parking Spaces

# INDICATION OPTION 1

Unit	WARE-HOUSE GEA (m <sup>2</sup> )	OFFICE MEZZ. GEA (m <sup>2</sup> )	TOTAL GEA (m <sup>2</sup> )	WARE-HOUSE GEA (ft <sup>2</sup> )	OFFICE MEZZ GEA (ft <sup>2</sup> )	MEZZ % OF WARE-HOUSE GEA	TOTAL GEA (ft <sup>2</sup> )	PARKING SPACES	CYCLE PARKING	LORRY DOCKS	VAN PARKING
Unit 1	7225	540	7765	77,770	5,813	7.5	85,582	57	32	6	15
Unit 2	1854	185	2039	19,856	1,991	10.0	21,948	16	16	2	4
<b>Total</b>	<b>9079</b>	<b>725</b>	<b>9840</b>	<b>97,726</b>	<b>7,804</b>	<b>8.0</b>	<b>105,530</b>	<b>73</b>	<b>48</b>	<b>8</b>	<b>19</b>



# INDICATION OPTION 2

Unit	WARE-HOUSE GEA (m <sup>2</sup> )	OFFICE MEZZ. GEA (m <sup>2</sup> )	TOTAL GEA (m <sup>2</sup> )	WARE-HOUSE GEA (ft <sup>2</sup> )	OFFICE MEZZ GEA (ft <sup>2</sup> )	MEZZ % OF WARE-HOUSE GEA	TOTAL GEA (ft <sup>2</sup> )	PARKING SPACES	CYCLE PARKING	LORRY DOCKS	VAN PARKING
Unit 1	5590	420	6010	60,171	4,521	7.5	64,692	50	24	5	13
Unit 2	3182	238	3420	34,251	2,562	7.5	36,813	22	16	3	6
<b>Total</b>	<b>8772</b>	<b>658</b>	<b>9430</b>	<b>94,422</b>	<b>7,083</b>	<b>7.5</b>	<b>101,505</b>	<b>72</b>	<b>40</b>	<b>8</b>	<b>19</b>





FARROW & BALL  
CRAFTSMEN IN PAINT AND PAPER



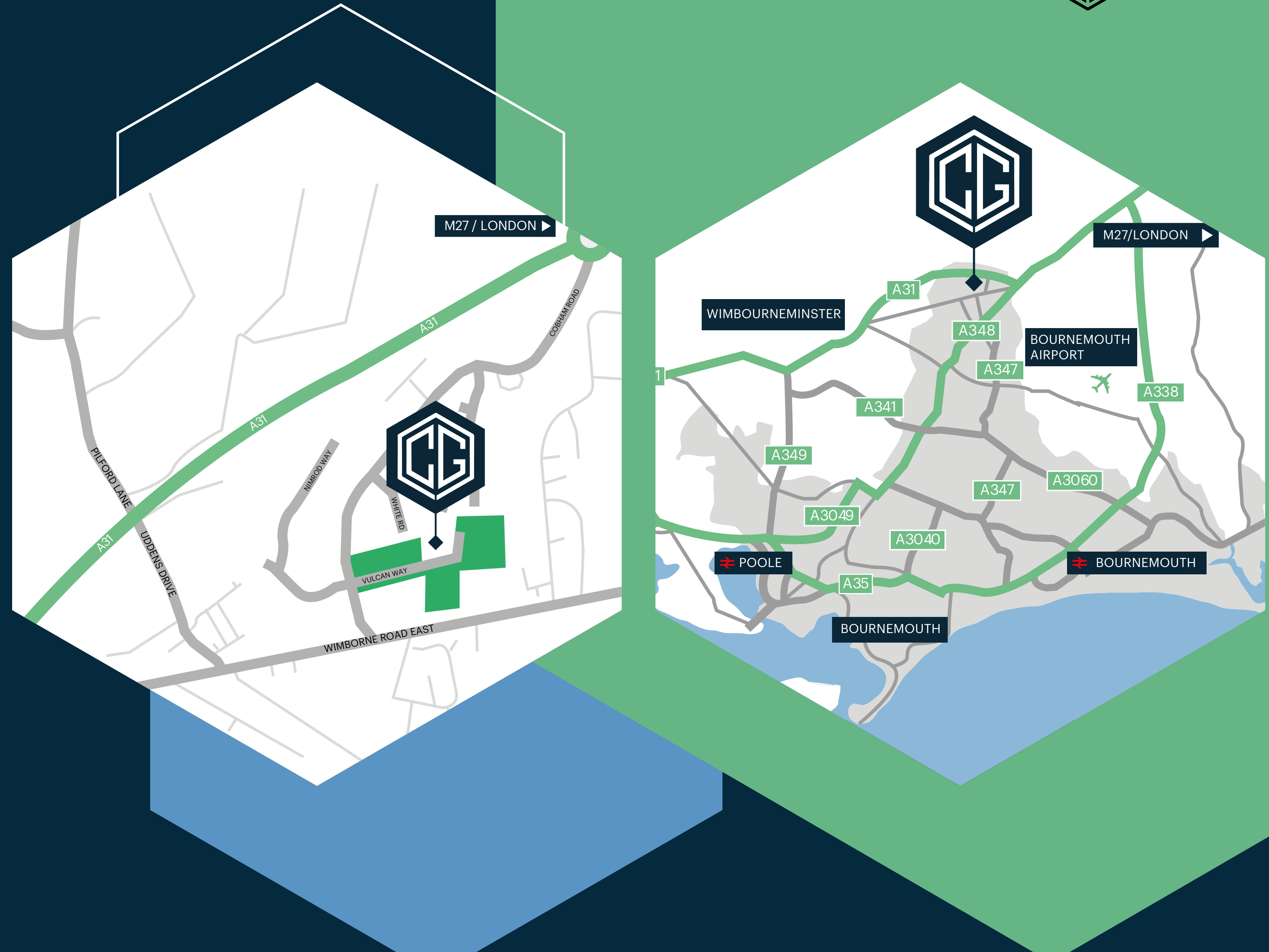
A31



YOUR NEIGHBOURS

# LOCATION

Cobham Gate is situated on the Ferndown Industrial Estate which has direct access to the A31 dual carriageway and sits within the new development of Bedrock Park. The A31 provides connections with the M27 motorway network. Cobham Gate is accessed via Vulcan Way and Cobham Road, the main spine road serving the Ferndown Industrial Estate. Ferndown Industrial Estate is a popular choice for local and national companies as a result of its strategic location.



Road Connections	Distance
Poole Town Centre	10 miles
Bournemouth Town Centre	10 miles
Southampton	28 Miles



Rail Connections	Distance
Poole Station	9 miles
Bournemouth Station	10 miles
Southampton Station	28 miles



Airport	Distance
Bournemouth Airport	7 miles
Southampton Airport	29 miles



Sea	Distance
Poole	11 miles
Southampton	29 miles



## Availability

Available either freehold with vacant possession or by way of a new full repairing and insuring lease for a negotiable term incorporating upward only, open market rent reviews.

## Price/Rent

On Application.

## Planning Consent

The site has the benefit of Outline Planning Consent for Class E (former B1 light industrial), B2 & B8. Interested parties are urged to make further enquiries.

## VAT

All figures are quoted exclusive of VAT at the prevailing rate.

## Anti Money Laundering

In accordance with Anti-Money Laundering regulations, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## Legal Costs

Each party is to be responsible for their own legal costs in the transaction.



# CONTACT DETAILS



COBHAM GATE

Further Information



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## MISREPRESENTATION STATEMENT

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. October 2023.

Design by UPPERLOOK