



**NEW UNITS AVAILABLE**  
FROM 12,814 TO 54,600 ft<sup>2</sup>

AVAILABLE  
**Q2 2026**



**IPIF** | **MARICK**

BANKES HEATH INDUSTRIAL PARK | WALLISDOWN ROAD | BOURNEMOUTH | BH11 8PL



**BREEAM "EXCELLENT"**  
(Targeted)



**EPC "A"**  
(Targeted)



**EV CHARGING  
POINTS**



**PHOTOVOLTAIC  
ROOF PANELS**



**LOW ENERGY  
LED LIGHTING**



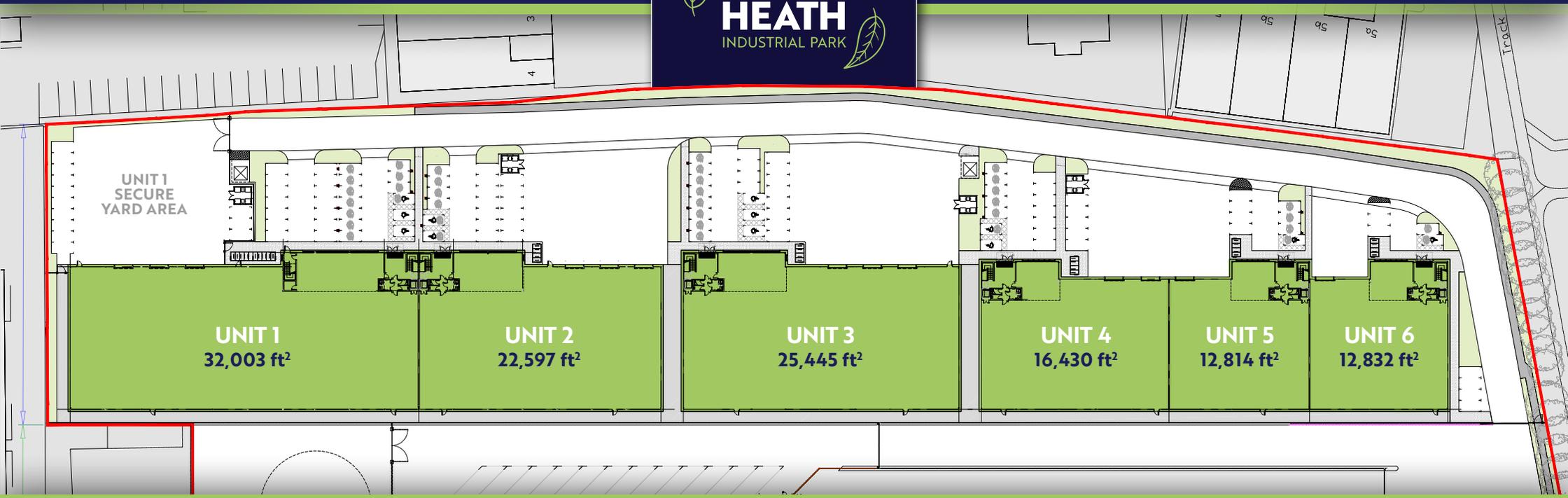
**COVERED  
CYCLE PARKING**



**RECYCLED MATERIALS  
& AGGREGATES**

## TARGETING A CARBON NET ZERO DEVELOPMENT





UNIT 1		
	FT <sup>2</sup> (GEA)	M <sup>2</sup> (GEA)
Warehouse	28,951	2,690
FF Office	3,052	283
<b>Total</b>	<b>32,003</b>	<b>2,973</b>
Clear Haunch Height	9m	
Yard Depth	32m ★	
Loading Doors	3 Level Access	
Floor Loading	50 kN/m <sup>2</sup>	
EV Charging	6 Points ★	
Standard Car Parking	37 Spaces ★	
Disabled Parking	3 Spaces	
Cycle Parking	20 Spaces ★	

UNIT 2		
	FT <sup>2</sup> (GEA)	M <sup>2</sup> (GEA)
Warehouse	20,251	1,881
FF Office	2,346	218
<b>Total</b>	<b>22,597</b>	<b>2,099</b>
Clear Haunch Height	9m	
Yard Depth	26m	
Loading Doors	3 Level Access	
Floor Loading	50 kN/m <sup>2</sup>	
EV Charging	3 Points	
Standard Car Parking	17 Spaces	
Disabled Parking	2 Spaces	
Cycle Parking	8 Spaces	

UNIT 3		
	FT <sup>2</sup> (GEA)	M <sup>2</sup> (GEA)
Warehouse	23,087	2,145
FF Office	2,358	219
<b>Total</b>	<b>25,445</b>	<b>2,364</b>
Clear Haunch Height	9m	
Yard Depth	29m	
Loading Doors	3 Level Access	
Floor Loading	50 kN/m <sup>2</sup>	
EV Charging	4 Points	
Standard Car Parking	20 Spaces	
Disabled Parking	3 Spaces	
Cycle Parking	8 Spaces	

UNIT 4		
	FT <sup>2</sup> (GEA)	M <sup>2</sup> (GEA)
Warehouse	14,613	1,357
FF Office	1,817	169
<b>Total</b>	<b>16,430</b>	<b>1,526</b>
Clear Haunch Height	9m	
Yard Depth	24m	
Loading Doors	2 Level Access	
Floor Loading	50 kN/m <sup>2</sup>	
EV Charging	3 Points	
Standard Car Parking	17 Spaces	
Disabled Parking	2 Spaces	
Cycle Parking	8 Spaces	

UNIT 5		
	FT <sup>2</sup> (GEA)	M <sup>2</sup> (GEA)
Warehouse	11,023	1,024
FF Office	1,791	166
<b>Total</b>	<b>12,814</b>	<b>1,190</b>
Clear Haunch Height	9m	
Yard Depth	22m	
Loading Doors	1 Level Access	
Floor Loading	50 kN/m <sup>2</sup>	
EV Charging	2 Points	
Standard Car Parking	7 Spaces	
Disabled Parking	1 Space	
Cycle Parking	8 Spaces	

UNIT 6		
	FT <sup>2</sup> (GEA)	M <sup>2</sup> (GEA)
Warehouse	11,015	1,023
FF Office	1,817	169
<b>Total</b>	<b>12,832</b>	<b>1,192</b>
Clear Haunch Height	9m	
Yard Depth	18m	
Loading Doors	1 Level Access	
Floor Loading	50 kN/m <sup>2</sup>	
EV Charging	1 Point	
Standard Car Parking	8 Spaces	
Disabled Parking	1 Space	
Cycle Parking	8 Spaces	

**UNIT 1**  
32,003 ft<sup>2</sup>

**UNIT 2**  
22,597 ft<sup>2</sup>

**UNIT 3**  
25,445 ft<sup>2</sup>

**UNIT 4**  
16,430 ft<sup>2</sup>

**UNIT 5**  
12,814 ft<sup>2</sup>

**UNIT 6**  
12,832 ft<sup>2</sup>

## SPECIFICATION



50 kN/m<sup>2</sup>  
FLOOR LOADING



9m CLEAR  
HAUNCH HEIGHT



UNITS 1 & 2 CAN  
BE COMBINED



10% ROOF  
LIGHTS



150-375 kVA  
POWER



SECURE YARD  
TO UNIT 1

# BANKES HEATH INDUSTRIAL PARK



SAT NAV **BH11 8PL**

WHAT3WORDS.COM/  
SHADY.WOBBLING.PODS

<b>Bournemouth</b>	4 miles	12 mins
<b>Poole</b>	4 miles	15 mins
<b>A31</b>	5 miles	12 mins

<b>M27</b>	20 miles	33 mins
<b>Salisbury</b>	28 miles	56 mins
<b>M3</b>	30 miles	42 mins

<b>Southampton</b>	32 miles	54 mins
<b>Portsmouth</b>	50 miles	65 mins
<b>Bristol</b>	72 miles	135 mins

**51%** Larger than average concentration of residents that are in full-time employment.

Source : Google Maps. All times are approximate.

Source : 2021 Census.



A DEVELOPMENT BY



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