



BEDROCK PARK

INDUSTRIAL | LOGISTICS | TRADE

Ferndown Industrial Estate, Dorset

BH21 7PT

▶ 12 flexible trade counter units

▶ 2,680 - 5,016 sq ft

To Let

Available Q2 2022



www.bedrockpark.co.uk

NORTHWOOD
URBAN LOGISTICS





Accommodation

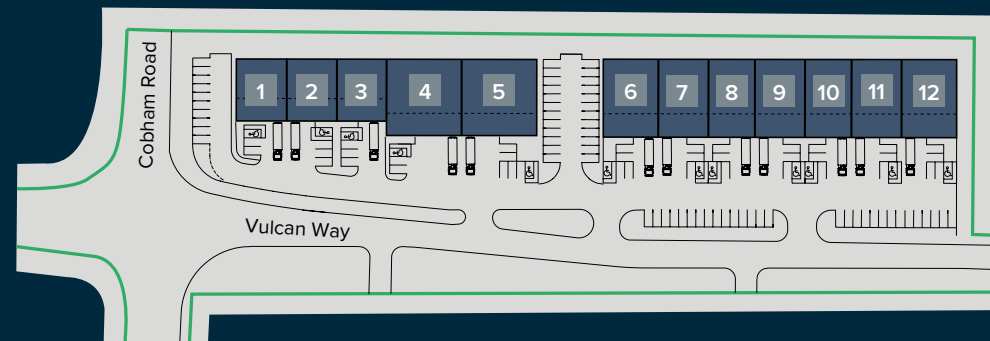
All areas are approximate on a GEA sq ft basis.

Trade counter units

Unit	Ground Floor	First Floor	Total
1	2,756 (256 sq m)	—	2,756 (256 sq m)
2	2,680 (249 sq m)	—	2,680 (249 sq m)
3	2,680 (249 sq m)	—	2,680 (249 sq m)
4	4,919 (457 sq m)	—	4,919 (457 sq m)
5	5,016 (466 sq m)	—	5,016 (466 sq m)
6	3,606 (335 sq m)	1,098 (102 sq m)	4,704 (437 sq m)
7	3,283 (305 sq m)	990 (92 sq m)	4,273 (397 sq m)
8	3,014 (280 sq m)	915 (85 sq m)	3,929 (365 sq m)
9	3,283 (305 sq m)	990 (92 sq m)	4,273 (397 sq m)
10	3,014 (280 sq m)	915 (85 sq m)	3,929 (365 sq m)
11	3,283 (305 sq m)	990 (92 sq m)	4,273 (397 sq m)
12	3,606 (335 sq m)	1,098 (102 sq m)	4,704 (437 sq m)

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



UNITS 1-12

2,680 up to 5,016 sq ft

General Specification

Flexible trade units with units 1-5 finished to a shell specification and units 6-12 fully fitted with first floor offices.



6.5m clear internal height



37.5kN sq m floor loading



Electric loading doors



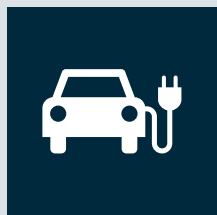
Ability to combine units



Fitted first floor offices units 6-12



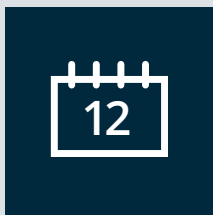
Yard depths of 12m



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.



Example of fitted office



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:

- ▶ Electric vehicle charging points
- ▶ Low air permeability design
- ▶ 15% warehouse roof lights increasing natural lighting
- ▶ High performance insulated cladding and roof materials
- ▶ Secure cycle parking
- ▶ Designed and constructed to BREAM Very Good

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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