



**BEDROCK PARK**

INDUSTRIAL | LOGISTICS | TRADE

**Ferndown Industrial Estate, Dorset**

BH21 7PT

► 9 flexible light industrial/warehouse units

► 2,852 - 6,254 sq ft

**To Let**

**Available Q2 2022**



[www.bedrockpark.co.uk](http://www.bedrockpark.co.uk)

**NORTHWOOD**  
URBAN LOGISTICS





A31

Light Industrial  
and Warehouse



## Accommodation

All areas are approximate on a GEA sq ft basis.

### Light industrial and warehouse units

Unit	Ground Floor		First Floor		Total	
13	1,991	(185 sq m)	861	(80 sq m)	2,852	(265 sq m)
14	2,325	(216 sq m)	990	(92 sq m)	3,315	(308 sq m)
15	4,575	(425 sq m)	1,485	(138 sq m)	6,060	(563 sq m)
16	4,607	(428 sq m)	1,130	(105 sq m)	5,737	(533 sq m)
17	5,016	(466 sq m)	1,238	(115 sq m)	6,254	(581 sq m)
18	3,498	(325 sq m)	1,130	(105 sq m)	4,628	(430 sq m)
19	2,960	(275 sq m)	969	(90 sq m)	3,929	(365 sq m)
20	3,175	(295 sq m)	1,076	(100 sq m)	4,251	(395 sq m)
21	3,068	(285 sq m)	1,023	(95 sq m)	4,091	(380 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 13-21

2,885 up to 6,254 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



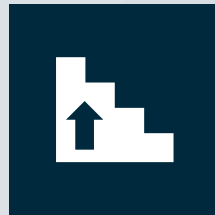
37.5kN sq m  
floor loading



Electric  
loading doors



Ability to  
combine units



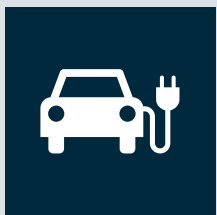
First floor for  
storage or fitting out  
as office space



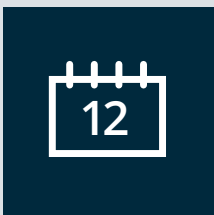
Yard depths  
of 12m



Canopied loading  
bays units 13-17



Electric car  
charging points



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.



## 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
- ▶ Photovoltaic panels on unit 18
- ▶ 15% warehouse roof lights increasing natural lighting
- ▶ High performance insulated cladding and roof materials
- ▶ Secure cycle parking
- ▶ Designed and constructed to BREAAAM 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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