



**BEDROCK PARK**

INDUSTRIAL | LOGISTICS | TRADE

**Ferndown Industrial Estate, Dorset**

BH21 7PT

► 5 flexible warehouse/logistics units

► 14,941 - 64,583 sq ft

**To Let**

**Available Q2 2022**



[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

## Accommodation

All areas are approximate on a GEA sq ft basis.

## Warehouse and logistics units

Unit	Ground Floor	First Floor	Total
<b>22</b>	13,627 (1,266 sq m)	2,594 (241 sq m)	<b>16,221 (1,507 sq m)</b>
<b>23</b>	12,928 (1,201 sq m)	2,013 (187 sq m)	<b>14,941 (1,388 sq m)</b>
<b>24</b>	14,305 (1,329 sq m)	2,174 (202 sq m)	<b>16,479 (1,531 sq m)</b>
<b>25</b>	14,574 (1,354 sq m)	2,368 (220 sq m)	<b>16,942 (1,574 sq m)</b>
<b>26</b>	30,979 (2,878 sq m)	2,713 (252 sq m)	<b>33,692 (3,130 sq m)</b>



# UNITS 22-26

14,941 up to 64,583 sq ft

## 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 22-25



Fitted first floor  
offices and ground  
floor reception



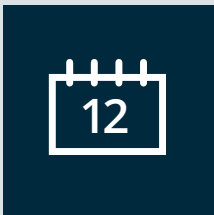
Passenger lift



Private gated yards  
units 22, 25 & 26



Electric car  
charging points



12 year collateral  
warranty

## Planning Use

B8 (warehouse) use.

## 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
- ▶ Photovoltaic panels on all units
- ▶ 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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