



BEDROCK PARK

INDUSTRIAL | LOGISTICS | TRADE

Ferndown Industrial Estate, Dorset

BH21 7BU

- ▶ 26 new industrial/warehouse/trade units
- ▶ 2,688 - 6,260 sq ft available

To let

Over 50% of Bedrock Park now let



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
- ▶ Regular bus service from Poole town centre (MoreBus) and Bournemouth town centre (No. 13) to the estate

GREEN CREDENTIALS

The scheme is complete and has achieved A & B EPC ratings providing the benefits outlined below. This results in the cost to the end user being reduced.

The green initiatives include:



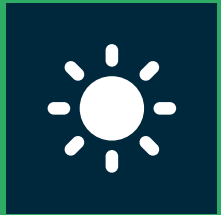
Low air permeability design



Electric vehicle charging points



Secure cycle parking



15% warehouse roof lights increasing natural lighting



High performance insulated cladding and roof materials



Photovoltaic panels on some units

Solar PV estimates for available units:

Unit 14 18,420 kWh per annum

Unit 15 18,043 kWh per annum

Unit 21 18,420kWh per annum

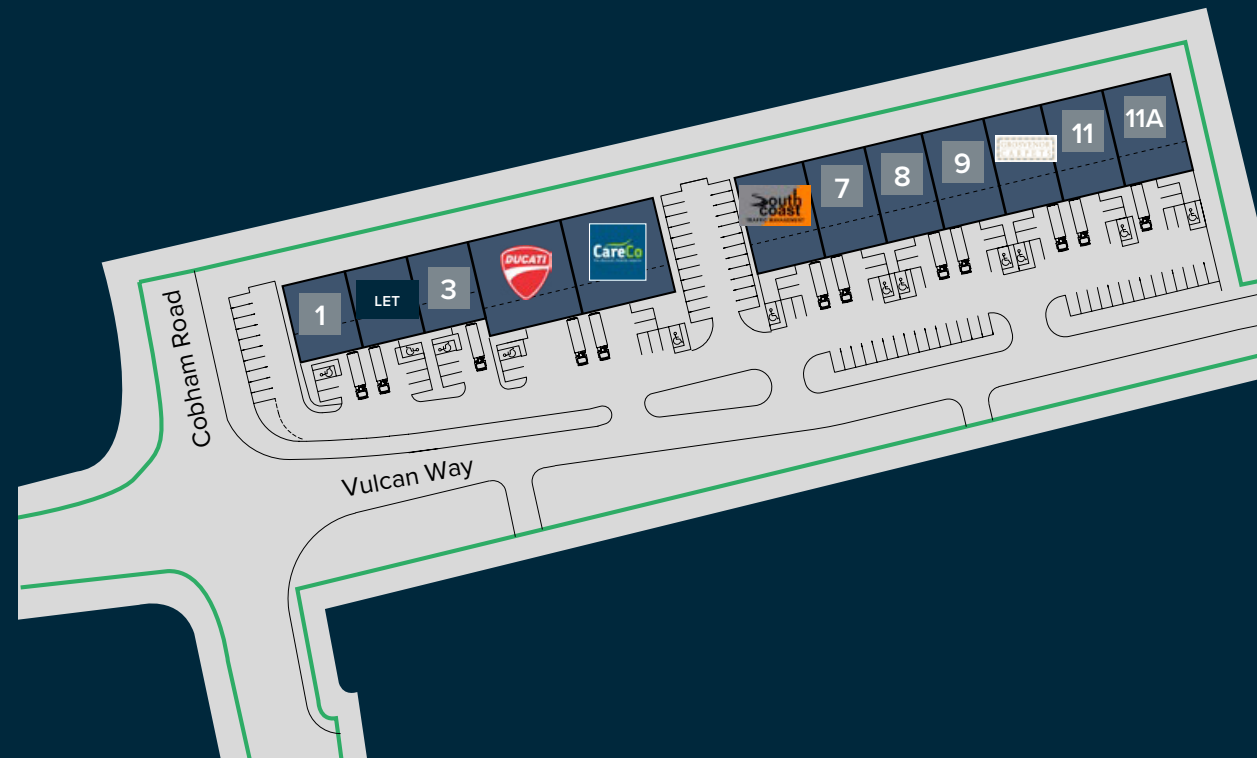


THE ACCOMMODATION

All areas are approximate on a GEA sq ft basis.

Trade counter units

	Ground floor	First floor	Total sq ft	Electric kVA	Parking spaces
1	2,774	-	2,774	35	5
2	LET				
3	2,689	-	2,689	35	5
4	BREEZE VW (DUCATI)				
5	CARECO LTD				
6	SOUTH COAST TRAFFIC MANAGEMENT LTD				
7	3,289	1006	4,295	35	8
8	3,052	932	3,984	35	7
9	3,289	1003	4,292	35	8
10	GROSVENOR CARPETS				
11	3,277	998	4,275	35	8
11A	3,640	1,122	4,762	35	9





Warehouse and logistics units

	Ground floor	First floor	Total sq ft	Electric kVA	Parking spaces
13	BUNZL				
14	LET				
15	LET				
16	COFIELD LTD (T/AS GLOW GREEN)				
17	LET				

Light industrial and warehouse units

	Ground floor	First floor	Total sq ft	Electric kVA	Parking spaces
18	3,082	1,020	4,102	35	8
19	SPECIAL PRODUCTS FOR SPECIAL CAKES LIMITED				
20	2,987	988	3,975	35	7
21	3,507	1,161	4,668	35	9
22	5,415	845	6,260	46	10
23	5,009	745	5,754	42	11
24	4,944	1,021	5,965	44	11
25	2,711	625	3,336	35	6
26	2,392	494	2,886	35	5

Trade counter units

UNITS 1, 3, 7-9, 11 & 11A

2,689 up to 4,762 sq ft

General Specification

Flexible trade units with units 1 & 3 finished to a shell specification and units 7-11A fully fitted with first floor offices.



6.5m clear
internal height



37.5kN sq m
floor loading



Electric
loading doors



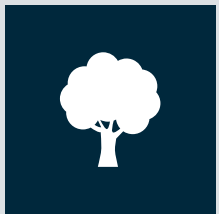
Ability to
combine units



Yard depths
of 12m



Electric car
charging points



Landscaped
environment



Fitted first floor
offices units 7-11A

Planning Use

E(g) (formerly B1c) and B8 (industrial and warehouse) uses.

Terms

Units are available to lease on terms to be agreed.





ALL LET / UNDER OFFER

UNITS 14 & 15

14,980 & 16,613 sq ft (31,593 sq ft combined)

General Specification

Flexible warehouse units with fully fitted first floor offices.



8.4m clear
internal height



50kN sq m
floor loading



Electric
loading doors



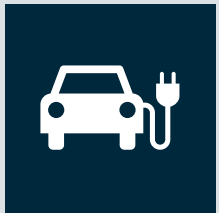
Ability to
combine units



Fitted first floor
offices and ground
floor reception



Passenger lift



Electric car
charging points



Photovoltaic
panels

Planning Use

B8 (warehouse) use.

Terms

Units are available to lease on terms to be agreed.





UNITS 18 & 20-26

2,886 up to 6,260 sq ft

General Specification

Flexible light industrial/warehouse units with some units finished to a shell specification for occupiers to undertake their own fit out, and other units with fitted first floor offices.



8.4m clear internal height



37.5kN sq m floor loading



Electric loading doors



Fitted first floor offices on units 23, 25 & 26



First floor for storage or fitting out as office space



Ability to combine units



Yard depths of 12m



Canopied loading bays units 22-26



Electric car charging points



Photovoltaic panels on unit 21

Planning Use

E(g) (formerly B1c) and B8 (industrial and warehouse) uses.

Terms

Units are available to lease on terms to be agreed.



TRAVEL DISTANCES

Bedrock Park, Vulcan Way, Ferndown Industrial Estate, Wimborne, BH21 7BU

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:

 **Vail Williams**
01202 558 262
vailwilliams.com

Ben Duly
07771 542132
Bryony Thompson
07741 145629
Russell Mogridge
07815 737175

 **DTRE**
020 3328 9080
www.dtre.com

Jake Huntley
07765 154211
Maddie Moriarty
07545 582097

 **realest**
023 8202 3999
realest.uk.com

Adrian Whitfield
07901 558730
Steven Williams
07761 082986

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Nick Turner 07900 608614
nickturner@northwoodinvestors.com

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