



**BEDROCK PARK**

INDUSTRIAL | LOGISTICS | TRADE

**Ferndown Industrial Estate, Dorset**

BH21 7BU

- ▶ 5 flexible warehouse/logistics units
- ▶ **All 5 units now let/under offer**

**Over 50% of Bedrock Park now let**



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

**NORTHWOOD**  
URBAN LOGISTICS 

A31



# Accommodation

All areas are approximate on a GEA sq ft basis.

## 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		



## 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

# UNITS 14 & 15

14,980 & 16,613 sq ft  
(31,593 sq ft units 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.



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 remaining units (kWh per annum)  
Unit 14 - 18,420 / Unit 15 - 18,043
- ▶ 15% warehouse roof lights increasing natural lighting
- ▶ High performance insulated cladding and roof materials
- ▶ Secure cycle parking

# 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:

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