



**BEDROCK PARK**  
INDUSTRIAL | LOGISTICS | TRADE

## Ferndown Industrial Estate, Dorset

BH21 7BU

- ▶ 70% of Bedrock Park now let
  - ▶ 2,774 sq ft
  - ▶ Ideally Located Adjacent to Cobham Road
- ### To let

**Unit 1**



[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
- ▶ Regular bus service from Poole town centre (MoreBus, 40 mins) and Bournemouth town centre (No. 13) to the estate (60 mins)



	Ground floor	First floor	Total sq ft	Electric kVA	Parking spaces
1	2,774	-	2,774	46	3

**Prominent roadside trade counter unit.**  
**Easy access to the A31.**

# UNIT 1

2,774 sq ft

## General Specification

New build semi detached trade counter unit  
 All areas are approximate on a GEA sq ft basis.

6.5m clear internal height	37.5kN sq m floor loading	Electric loading doors
Yard depths of 12m	Electric car charging points	Landscaped environment

## Planning Use

E(g) (formerly B1c), B2 and B8 (industrial and warehouse) uses.

## Terms

The unit is available to lease on terms to be agreed.



# GREEN CREDENTIALS

The scheme employs the latest environmentally friendly technologies on the new units to reduce the costs of occupation.

### 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
- ▶ Achieved A & B EPC ratings

# 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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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. February 2025.

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