



BEDROCK PARK
INDUSTRIAL | LOGISTICS | TRADE

Ferndown Industrial Estate, Dorset
BH21 7BU

- ▶ 70% of Bedrock Park now let
 - ▶ 4,762 sq ft
 - ▶ Brand new trade/industrial unit with fitted first floor offices
- To let**

Unit 11a



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



	Ground floor	First floor	Total sq ft	Electric kVA	Parking spaces
11a	3,640	1,122	4,762	46	5

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

UNIT 11A

4,762 sq ft (Ground floor 3,640 sq ft, first floor 1,122 sq ft)

General Specification

New build semi detached trade counter unit with a fully-fitted first floor office. All areas are approximate on a GEA sq ft basis.

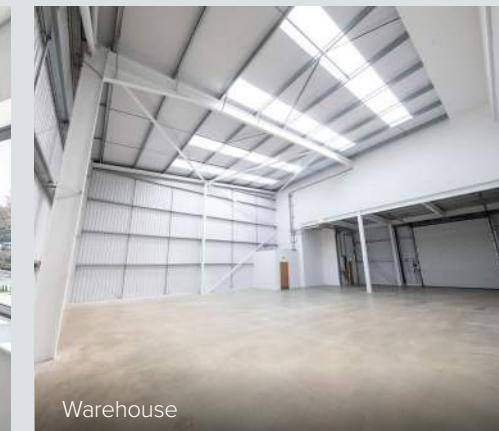
6.5m clear internal height	37.5kN sq m floor loading	Electric loading doors	Ability to combine units 11 - 11a
Yard depths of 12m	Electric car charging points	Landscaped environment	Fitted first floor office

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:

Vail Williams
01202 558 262
vailwilliams.com

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

realest
023 8202 3999
realest.uk.com

Adrian Whitfield
07901 558730
Steven Williams
07761 082986

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.

Nick Turner 07900 608614
nturner@northwoodre.co.uk

NORTHWOOD
URBAN LOGISTICS

