



**BEDROCK PARK**

INDUSTRIAL | LOGISTICS | TRADE

## Ferndown Industrial Estate, Dorset

BH21 7BU

▶ 26 new industrial/warehouse/  
trade units

▶ 2,689 - 6,260 sq ft available

**To let**

**70% of Bedrock Park now let**



[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) 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:



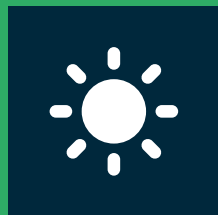
Low air permeability design



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** 18,420 kWh 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   | TRADE COUNTER MATE                 |             |             |              |                |
| 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                              | 1,006       | 4,295       | 35           | 7              |
| 8   | LEADER BELTING                     |             |             |              |                |
| 9   | 3,289                              | 1,003       | 4,292       | 35           | 8              |
| 10  | GROSVENOR CARPETS                  |             |             |              |                |
| 11  | 3,277                              | 998         | 4,275       | 35           | 8              |
| 11A | REHEAT AERO C&E                    |             |             |              |                |





## Warehouse and logistics units

|    | Ground floor                  | First floor | Total sq ft | Electric kVA | Parking spaces |
|----|-------------------------------|-------------|-------------|--------------|----------------|
| 13 | BUNZL                         |             |             |              |                |
| 14 | LOOK SPACE                    |             |             |              |                |
| 15 | HDM SOLAR                     |             |             |              |                |
| 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   | ANNIVERSARY HOUSE    |             |             |              |                |
| 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           | 9              |
| 24 * | 4,944                | 1,021       | 5,965       | 44           | 11             |
| 25 * | 2,711                | 625         | 3,336       | 35           | 6              |
| 26   | BREEZE MOTOR COMPANY |             |             |              |                |

\* Includes covered loading bay

# UNITS 3, 7, 9 & 11

2,689 up to 4,295 sq ft

## General Specification

Flexible trade units with unit 3 finished to a shell specification and units 7, 9 and 11 fully fitted with first floor offices.



6.5m clear  
internal height



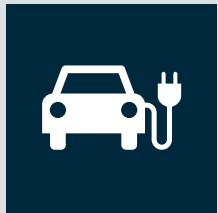
37.5kN sq m  
floor loading



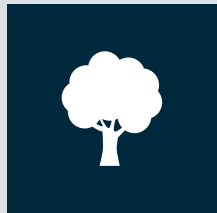
Electric  
loading doors



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**

# 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.



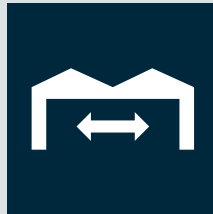
8.4m clear  
internal height



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 & 20-25

3,336 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 22-25



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

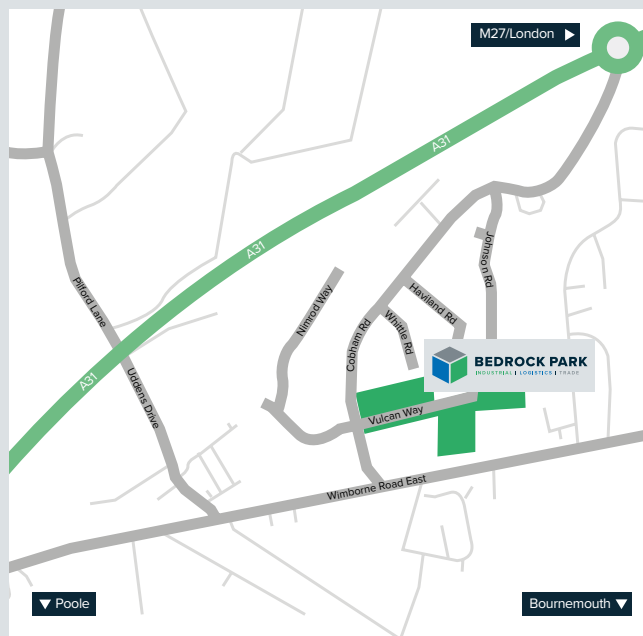
|                     |          |
|---------------------|----------|
| Poole Station       | 9 miles  |
| Bournemouth Station | 10 miles |
| Southampton Station | 28 miles |

## Airport

|                     |          |
|---------------------|----------|
| Bournemouth Airport | 7 miles  |
| Southampton Airport | 29 miles |

## Sea

|             |          |
|-------------|----------|
| Poole       | 11 miles |
| Southampton | 29 miles |



More information available through the marketing agent:

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023 8202 3999  
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