



## Ferndown Industrial Estate, Dorset

BH21 7BU

- ▶ 70% of Bedrock Park now let
- ▶ 5,754 - 12,014 sq ft (units 22 & 23 combined)
- ▶ Two brand new industrial units available to rent individually or together

### To let

**Unit 22 & 23**



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

**NORTHWOOD**  
URBAN LOGISTICS



	Ground floor	First floor	Total sq ft	Electric kVA	Parking spaces
<b>22</b> *	5,415	845	<b>6,260</b>	46	10
<b>23</b> *	5,009	745	<b>5,754</b>	42	9

\* Includes covered loading bay

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

## 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 22 & 23

5,754 - 12,014 sq ft (units 22 & 23 combined)

## General Specification

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



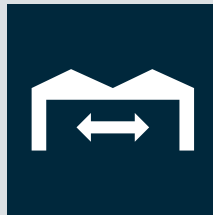
6.5m clear  
internal height



37.5kN sq m  
floor loading



Electric  
loading doors



Ability to  
combine units



Yard depths  
of 12m



Electric car  
charging points



Landscaped  
environment



Fitted first floor  
office unit 23

## 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.



Unit 22 Mezzanine



Unit 23 Warehouse



## 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

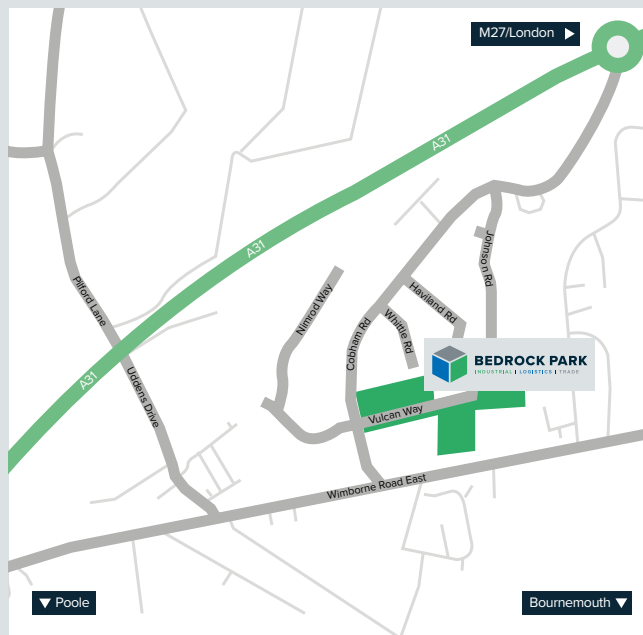
Poole Station	9 miles
Bournemouth Station	10 miles
Southampton Station	28 miles

## 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. September 2025.

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