



Ferndown Industrial Estate, Dorset

BH21 7BU

- ▶ Prominent roadside trade counter unit
- ▶ Over 80% occupied
- ▶ 2,688 sq ft

To Let

Unit 2



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
- ▶ The estate benefits from regular bus services to surrounding areas

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BH21 7BU

 **what3words**
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Unit no.	Ground floor sq ft	First floor sq ft	Total sq ft	Parking spaces
2	2,688	-	2,688	5

Prominent roadside trade counter unit.

Easy access to the A31.

www.bedrockpark.co.uk



UNIT 2

2,688 sq ft

General Specification

Superb industrial/warehouse/trade counter unit.
All areas are approximate on a GEA sq ft basis.



7.7m internal
eaves height



37.5kN sq m
floor loading



Electric
loading door



Yard depth
of 12m



Electric car
charging point



3-phase
electric supply

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, subject to a simultaneous surrender of the existing lease.



GREEN CREDENTIALS

The scheme employs the latest environmentally friendly technologies on the 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 EPC rating of A

TRAVEL DISTANCES

Bedrock Park, Vulcan Way, Ferndown Industrial Estate, Dorset, BH21 7BU

Road

Poole Town Centre	10 miles
Bournemouth Town Centre	10 miles
Southampton	28 miles

Rail

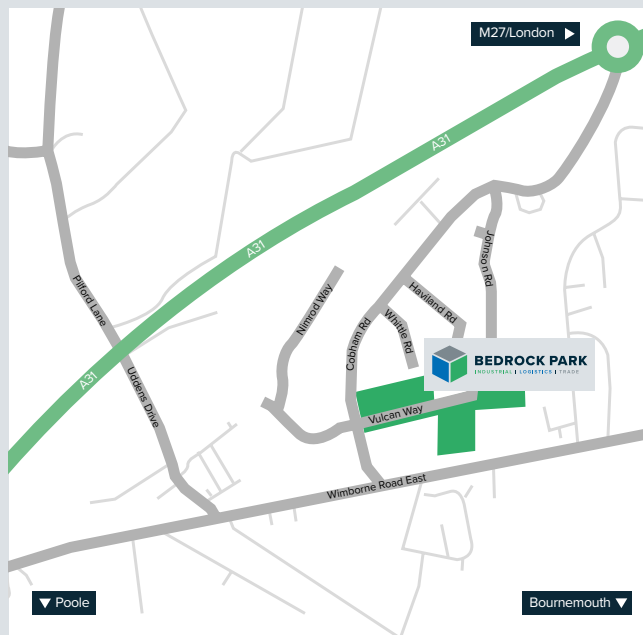
Poole Station	9 miles
Bournemouth Station	10 miles
Southampton Station	28 miles

Airport

Bournemouth Airport	7 miles
Southampton Airport	29 miles

Sea

Poole	11 miles
Southampton	29 miles



More information available through the marketing agents:



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



Chris Wilson
07968 299407
Joseph Holderness
07879 435387
Joshua Adamson
07500 894599

The code for leasing business premises

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#):

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. March 2026.

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