



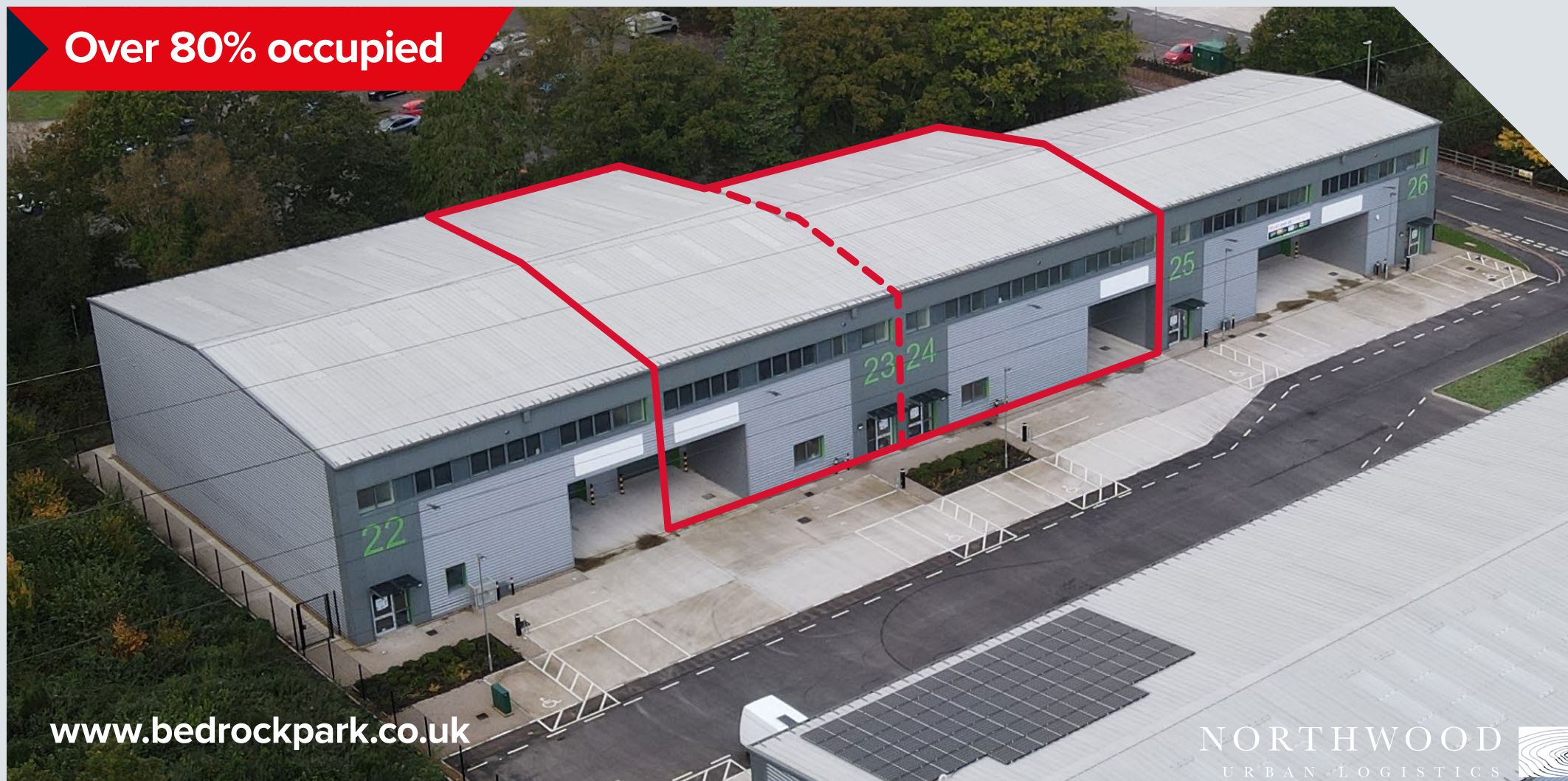
Ferndown Industrial Estate, Dorset

BH21 7BU

- ▶ Two new highbay industrial units available to rent individually or together
- ▶ 5,754 - 11,719 sq ft (units 23 & 24 combined)
- ▶ EPC A rating

To Let

Over 80% occupied





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

 **Ferndown Industrial Estate, Dorset**
 BH21 7BU

 **what3words**
 print.washed.beep

www.bedrockpark.co.uk

Unit no.	Ground floor sq ft	First floor sq ft	Total sq ft	Parking spaces
23	5,009	745	5,754	11
24	4,944	1,021	5,965	9

Includes covered loading bay
 Combined area: 11,719 sq ft

Easy access to the A31.



UNITS 23 & 24

5,754 - 11,719 sq ft (units 23 & 24 combined)

General Specification

Flexible light industrial/warehouse units



9.3m internal eaves height



37.5kN sq m floor loading



Electric loading doors



First floor for storage in unit 23



Yard depths of 12m



Electric car charging points



Canopied loading bays



Fitted first floor office in unit 24

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.



Indicative image



Unit 24 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 EPC ratings

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

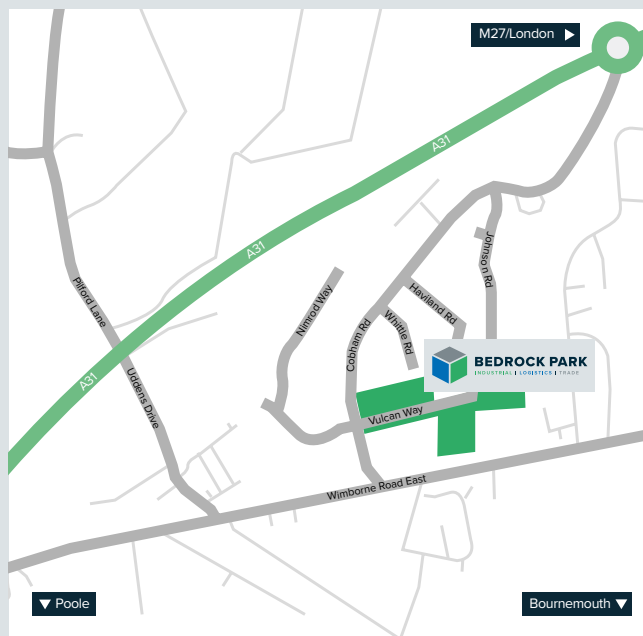
Poole Station	9 miles
Bournemouth Station	10 miles
Southampton Station	28 miles

Airport

Bournemouth Airport	7 miles
Southampton Airport	29 miles

Sea

Poole	11 miles
Southampton	29 miles



More information available through the marketing agent:



Ben Duly
07771 542132

Bryony Thompson
07741 145629

Russell Mogridge
07815 737175

01202 550055

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. September 2026.

Nick Turner 07900 608614
nturner@northwoodre.co.uk

NORTHWOOD
URBAN LOGISTICS

