



# INDURENT

ROUNDWAYS INDUSTRIAL ESTATE

ELLIOTT ROAD, BOURNEMOUTH BH11 8JJ  
///BUILT.FLUX.PROM

THREE INDUSTRIAL UNITS AVAILABLE  
INDIVIDUALLY OR COMBINED

UNIT 5A-5B EAST: 7,211 SQ FT (669.9 SQ M)

UNIT 5B WEST: 4,061 SQ FT (377.3 SQ M)

The units are currently undergoing extensive  
refurbishment and are expected to  
be available in Q3 2025.



Full external and  
internal refurbishment  
including new roofs.



Targeting EPC B rating.



Warehousing that Works.





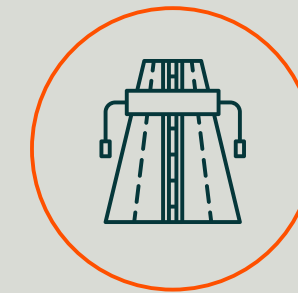
# Why choose Roundways Industrial Estate?



Bournemouth Airport and the town centre are just under 6 miles from the estate, ensuring great connectivity for staff and logistics.



Roundways Industrial Estate offers nearby local amenities within a short walking distance, making it a convenient base for business.



A348 Ringwood Road is located just 0.5 miles away, providing seamless road access to the A35 and wider road networks.



Warehousing that Works.



# You're well-connected.



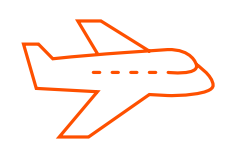
## MAJOR ROADS

A348	0.5 miles
A35	4.8 miles
A31	5.8 miles
M27	20.3 miles



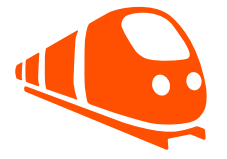
## CITIES/MAJOR TOWNS

Bournemouth	5.2 miles
Poole	7.4 miles
Lymington	25.1 miles
Southampton	31 miles
Weymouth	35.1 miles



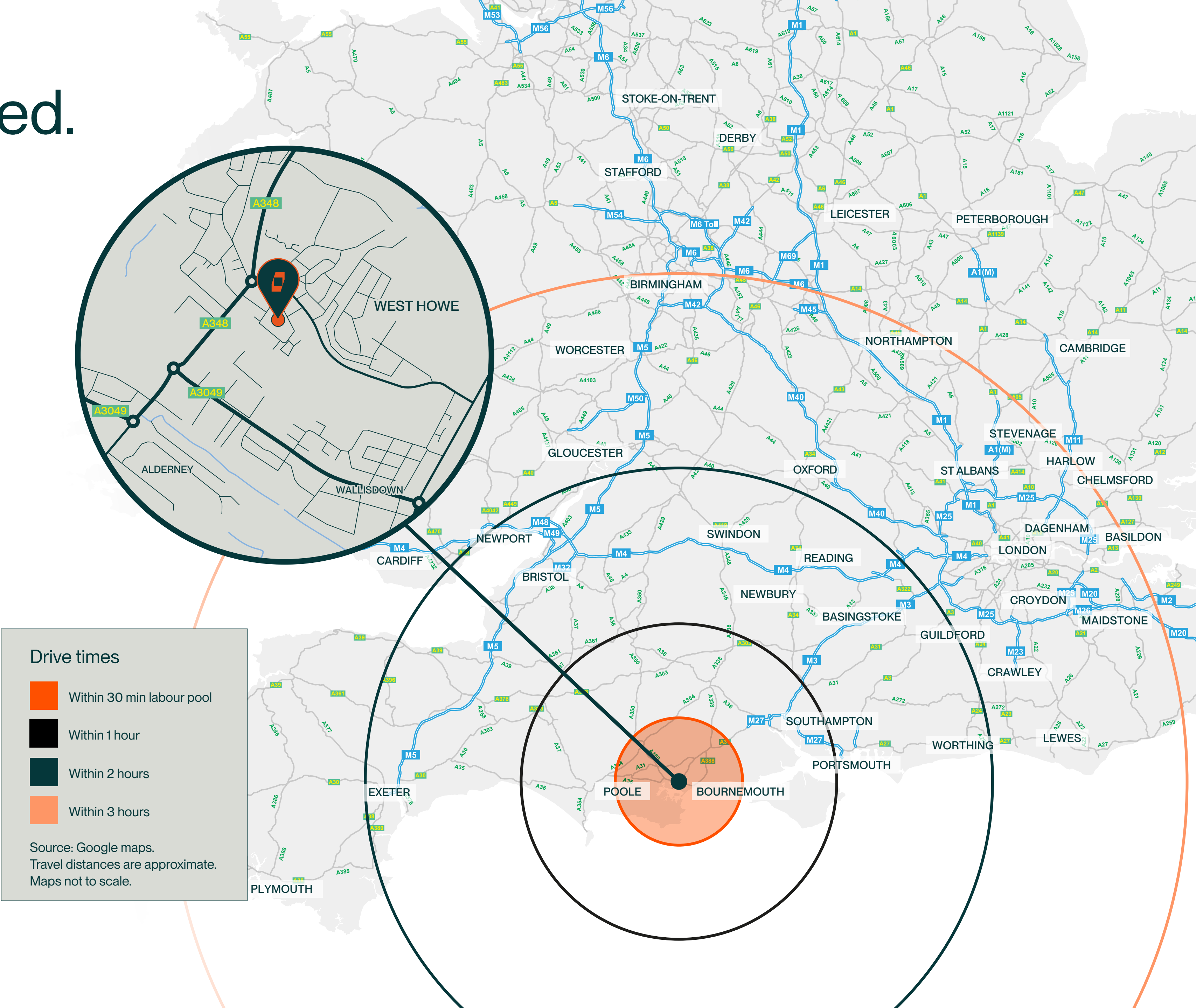
## AIRPORTS

Bournemouth Airport	5.6 miles
Southampton Airport	31.4 miles
Bristol Airport	69 miles
Exeter Airport	77.7 miles



## RAIL STATIONS

Parkstone Station	3.8 miles
Bournemouth Station	4.8 miles
Christchurch Station	9.8 miles



### Drive times

- Within 30 min labour pool
- Within 1 hour
- Within 2 hours
- Within 3 hours

Source: Google maps.  
Travel distances are approximate.  
Maps not to scale.



Warehousing that Works.



# Schedule of accommodation.

	UNIT 5A-5B EAST	UNIT 5B WEST
WAREHOUSE	7,211 SQ FT (669.9 SQ M)	4,061 SQ FT (377.3 SQ M)
ROLLER SHUTTER DOORS	2	1
EAVES HEIGHT	5M	5M
TOTAL	11,272 SQ FT (1,047.2 SQ M)	

All floor areas are approximate gross internal areas.  
Units available individually or combined.



On-site parking



3-phase power



Integral offices



LED lighting



Targeting EPC  
B rating



W/C facilities



Flexible space



Newly refurbished



Warehousing that Works.





# Unit plan.



Unit plan is indicative.



Warehousing that Works.





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Warehousing that Works.

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