



Ferndown Industrial Estate, Dorset

BH21 7BU

- ▶ New highbay trade/industrial unit with fitted first floor office
- ▶ 4,295 sq ft
- ▶ 70% of Bedrock Park now let
- ▶ EPC rating A & B

To Let

Unit 7



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, 40 mins) and Bournemouth town centre (No. 13) to the estate (60 mins)

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

 **what3words**
print.washed.beep



Unit no.	Ground floor sq ft	First floor sq ft	Total sq ft	Parking spaces
7	3,289	1,006	4,295	7

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



UNIT 7

4,295 sq ft

General Specification

Flexible trade unit with fully fitted first floor office.
All areas are approximate on a GEA sq ft basis.



7.7m internal
eaves height



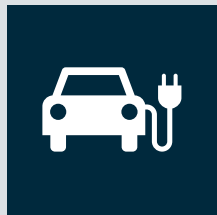
37.5kN sq m
floor loading



Electric
loading doors



Yard depths
of 12m



Electric car
charging points



3-phase
electric supply



Fitted first
floor office

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.



Fitted office



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 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, January 202.

Nick Turner 07900 608614
nturner@northwoodre.co.uk

NORTHWOOD
URBAN LOGISTICS 