



## Ferndown Industrial Estate, Dorset BH21 7BU

- ▶ New high bay industrial/warehouse/trade units
- ▶ 2,689 - 12,014 sq ft available
- ▶ EPC A & B rating

**To Let**



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

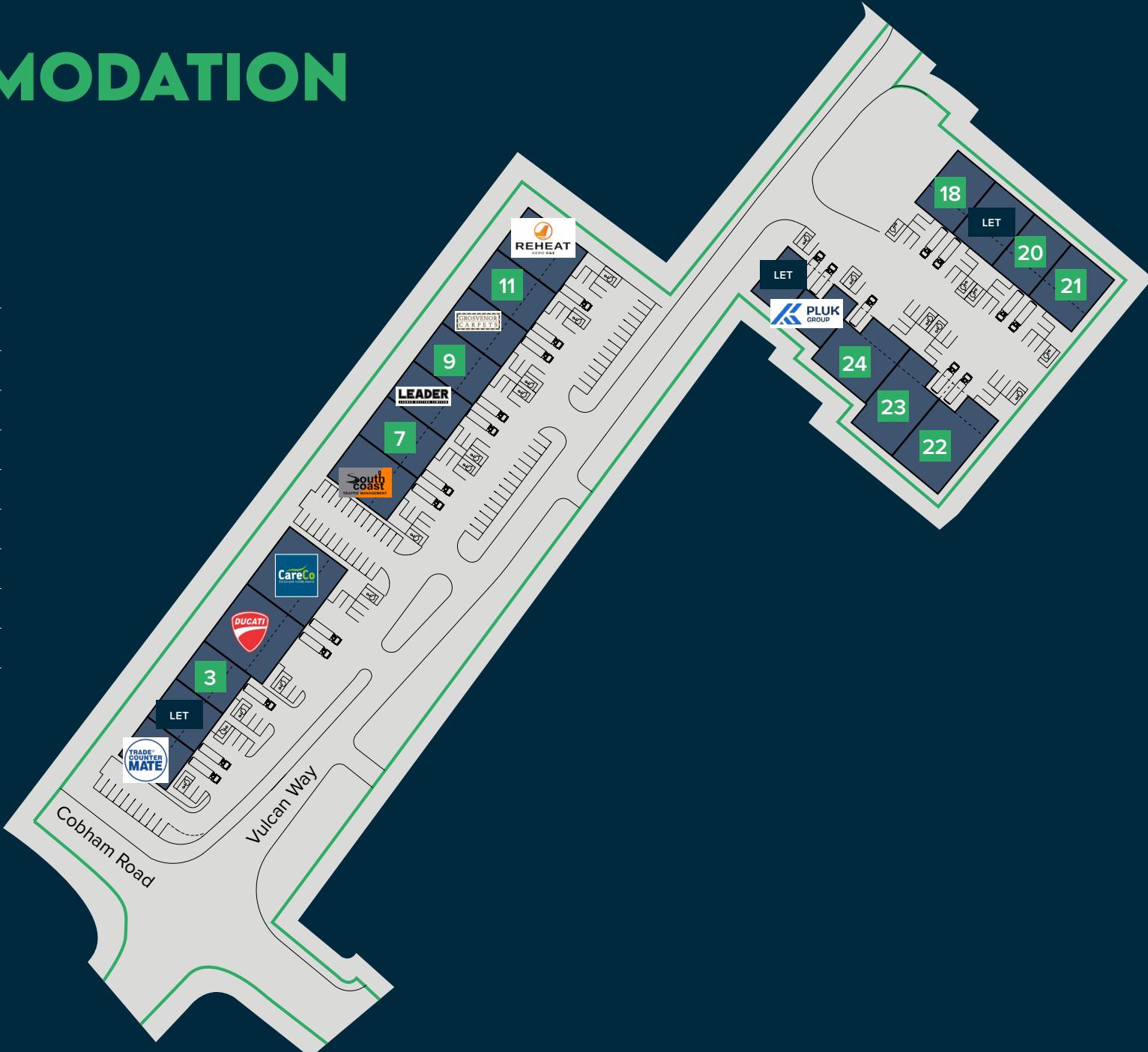
**NORTHWOOD**  
URBAN LOGISTICS

# THE ACCOMMODATION

All areas are approximate on a GEA sq ft basis.

Unit no.	Ground floor sq ft	First floor sq ft	Total sq ft	Parking spaces
3	2,689	-	<b>2,689</b>	5
7	3,289	1,006	<b>4,295</b>	7
9	3,289	1,003	<b>4,292</b>	8
11	3,277	998	<b>4,275</b>	8
18	3,082	1,020	<b>4,102</b>	8
20	2,987	988	<b>3,975</b>	7
21	3,507	1,161	<b>4,668</b>	8
22*	5,415	845	<b>6,260</b>	9
23*	5,009	745	<b>5,754</b>	11
24*	4,944	1,021	<b>5,965</b>	9

\* Includes covered loading bay



# Trade counter units

## UNITS 3, 7, 9 & 11

2,689 up to 4,295 sq ft

### General Specification

Flexible trade units with unit 3 finished to a shell specification and units 7, 9 and 11 fully fitted with first floor offices.



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 offices units 7, 9, 11

### Planning Use

E(g) (formerly B1c), class B2 and B8 (industrial and warehouse) uses.

### Terms

Units are available to lease on terms to be agreed.



## UNITS 18-24

3,975 up to 6,260 sq ft

### General Specification

Flexible light industrial/warehouse units with some units finished to a shell specification for occupiers to undertake their own fit out, and other units with fitted first floor offices.



9.3m internal eaves height



37.5kN sq m floor loading



Electric loading doors



Fitted first floor offices in units 22 & 23



First floor for storage in units 18, 21, 24



Ability to combine units



Yard depths of 12m



Canopied loading bays units 22-24



Electric car charging points



3-phase electric supply

### Planning Use

E(g) (formerly B1c) and B8 (industrial and warehouse) uses.

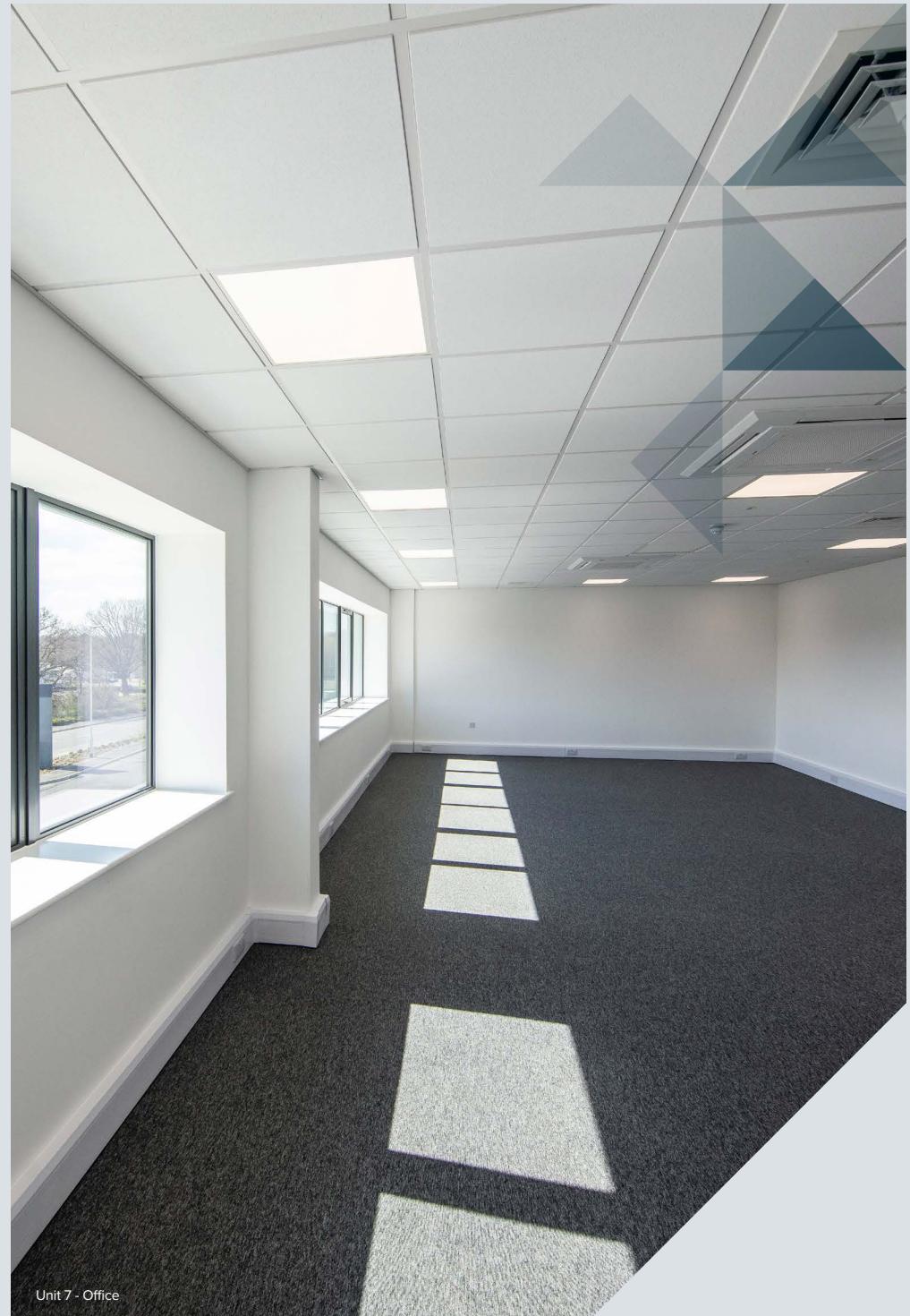
### Terms

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Unit 19 - Warehouse



Unit 7 - Office



# 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

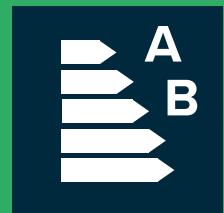
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 what3words  
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# GREEN CREDENTIALS

The scheme is complete and has achieved A & B EPC ratings providing the benefits outlined below. This results in the cost to the end user being reduced.

**The green initiatives include:**



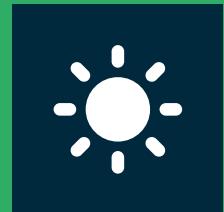
EPC A & B ratings



Electric vehicle charging points



Secure cycle parking



15% warehouse roof lights increasing natural lighting



High performance insulated cladding and roof materials



Photovoltaic panels on some units

**Solar PV estimates for available units:**

**Unit 21** 18,420 kWh per annum



# 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:


**Vail Williams**  
**01202 558 262**  
[vailwilliams.com](http://vailwilliams.com)

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## 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 2026.

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**NORTHWOOD**  
 U R B A N   L O G I S T I C S

