



BEDROCK PARK

INDUSTRIAL | LOGISTICS | TRADE

Ferndown Industrial Estate, Dorset

BH21 7BU

- ▶ New high bay industrial/warehouse/trade units
- ▶ 2,689 – 8,643 sq ft available
- ▶ EPC A rating

To Let

Over 80% occupied



www.bedrockpark.co.uk

NORTHWOOD
URBAN LOGISTICS

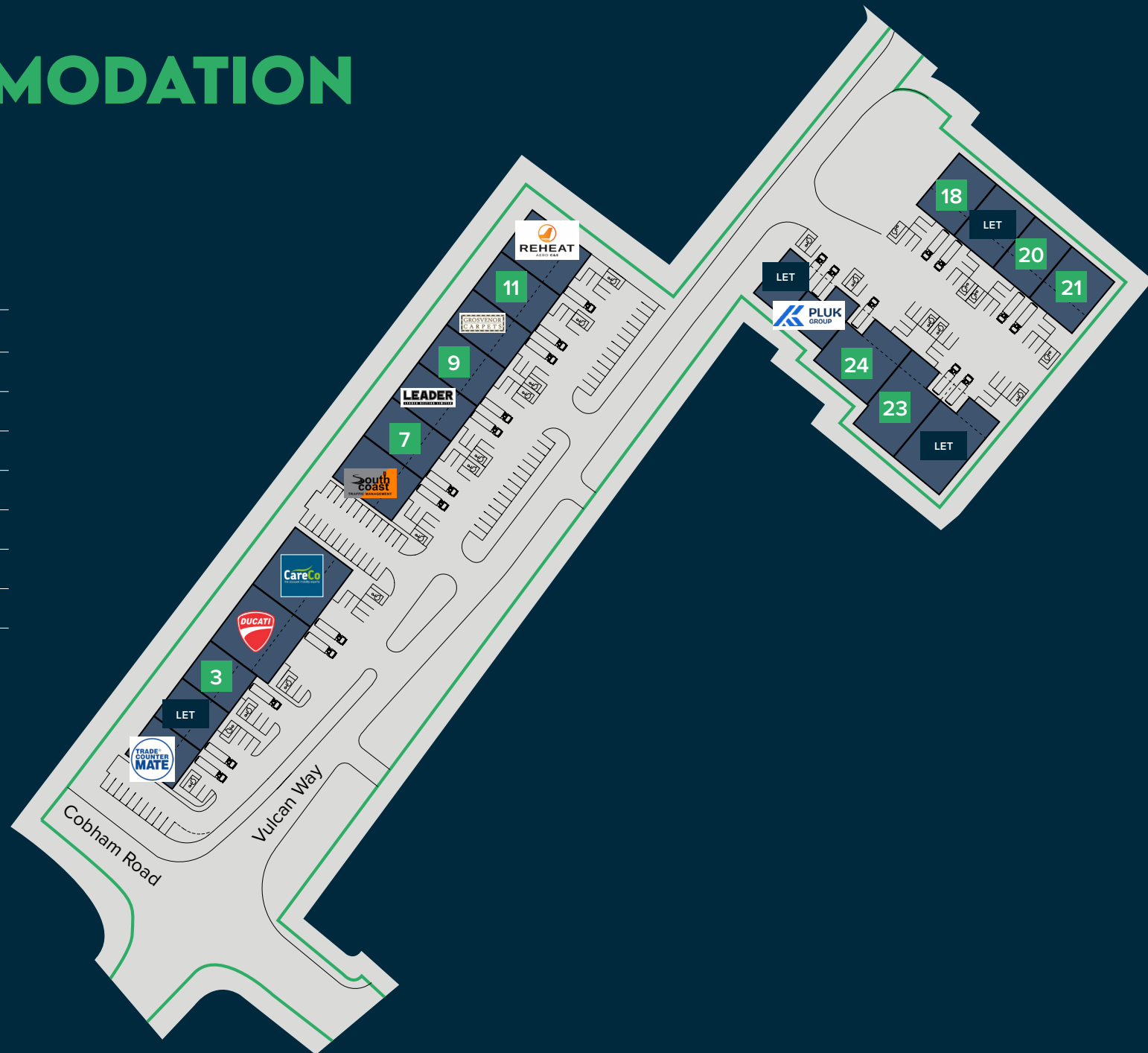


THE ACCOMMODATION

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	-	2,689	5
7	3,289	1,006	4,295	8
9	3,289	1,003	4,292	8
11	3,277	998	4,275	8
18	3,082	1,020	4,102	8
20	2,987	988	3,975	7
21	3,507	1,161	4,668	8
23 *	5,009	745	5,754	11
24 *	4,944	1,021	5,965	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



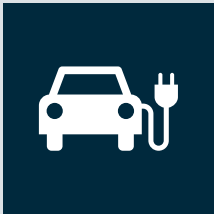
37.5kN sq m floor loading



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, 20, 21, 23 & 24

3,975 up to 8,643 sq ft (units 20 & 21 combined)

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



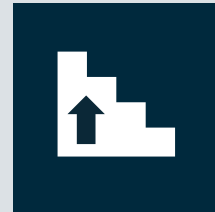
37.5kN sq m floor loading



Electric loading doors



Fitted first floor offices in unit 23



First floor for storage in units 18, 20, 21 & 24



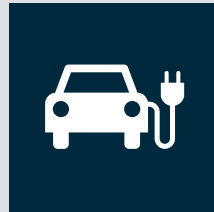
Ability to combine units



Yard depths of 12m



Canopied loading bays units 23 & 24



Electric car charging points



3-phase electric supply

Planning Use

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

Terms

Units are available to lease on terms to be agreed.





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

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

 **what3words**
print.washed.beep

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GREEN CREDENTIALS

The scheme has achieved A rated EPCs and provides the benefits outlined below. This results in the cost to the end user being reduced.

The green initiatives include:



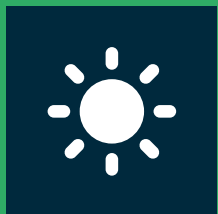
EPC A rating



Electric vehicle charging points



Secure cycle parking



Warehouse roof lights increasing natural lighting



High performance insulated cladding and roof materials



Photovoltaic panels on some units



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:



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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. March 2026.

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