



Ferndown Industrial Estate, Dorset

BH21 7BU

- ▶ Two new highbay industrial units available to rent individually or together
- ▶ 70% of Bedrock Park now let
- ▶ 5,754 - 12,014 sq ft (units 22 & 23 combined)
- ▶ EPC rating A & B

To Let

Unit 22 & 23



www.bedrockpark.co.uk

NORTHWOOD
URBAN LOGISTICS




Unit no.	Ground floor sq ft	First floor sq ft	Total sq ft	Parking spaces
22 *	5,415	845	6,260	10
23 *	5,009	745	5,754	9


* Includes covered loading bay

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

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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UNITS 22 & 23

5,754 - 12,014 sq ft (units 22 & 23 combined)

General Specification

New build semi detached trade counter unit
All areas are approximate on a GEA sq ft basis.



7.7m internal
eaves height



37.5kN sq m
floor loading



Electric
loading doors



Ability to
combine units



Yard depths
of 12m



Electric car
charging points



3-phase
electric supply



Fitted first floor
office unit 23

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.



Unit 22 Mezzanine



Unit 23 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 & B 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

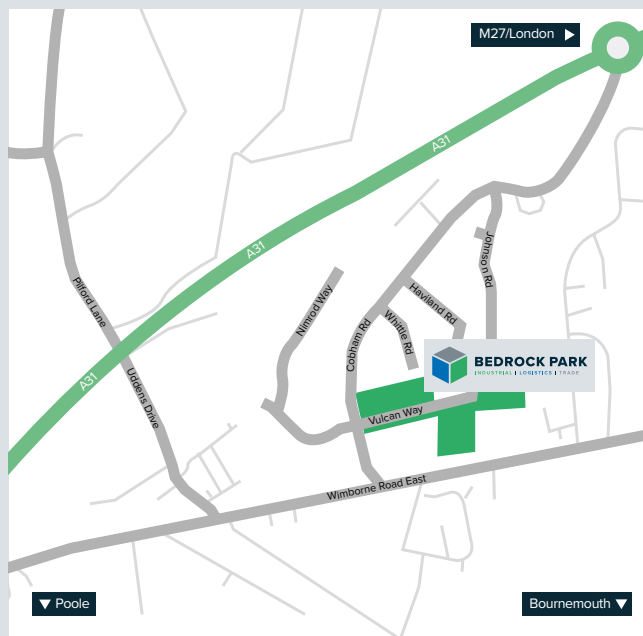
Poole Station	9 miles
Bournemouth Station	10 miles
Southampton Station	28 miles

Airport

Bournemouth Airport	7 miles
Southampton Airport	29 miles

Sea

Poole	11 miles
Southampton	29 miles



More information available through the marketing agent:

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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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