

M30

MAGNA PARK

MAGNA ROAD | POOLE | BH11 9FE



**EPC A+
RATING**

MAGNA30

A NEW HIGH SPECIFICATION, SELF CONTAINED DISTRIBUTION / PRODUCTION BUILDING
33,046 SQ FT (3,070 SQ M) ADDITIONAL 0.5 ACRE YARD AVAILABLE

WELL CONNECTED FOR BUSINESS

MAGNA PARK

MAGNA ROAD | POOLE | BH11 9FE

<< A31/M27

<< WIMBORNE

A341 (MAGNA ROAD)

A348

POOLE / BOURNEMOUTH >>

MAGNA10
SOLD TO
Country Fare
Foodservice

MAGNA30
TO LET / FOR SALE

MAGNA40
27,500 SQ FT ON 2.06 ACRES
TO LET / FOR SALE

BUS STOP 11

MAGNA20
TO LET / FOR SALE

MAGNA50
YARD SPACE
AVAILABLE
0.5 ACRE TO LET

MAGNA60 & 70
SOLD

<< MAGNA ROAD
PROVENCE ROAD

MAGNA30

MAGNA PARK

MAGNA ROAD | POOLE | BH11 9FE



33,046 SQ FT

GEA INC. 2,644 SQ FT
FIRST FLOOR OFFICES



46 METRE

SECURE YARD



10 METRE

MINIMUM
EAVES HEIGHT



UP TO 340KVA

POWER SUPPLY



**PV SOLAR
ARRAY**

& BATTERY STORAGE



EPC A+ RATING

ENERGY
PERFORMANCE

SPEC

MAGNA30 Sq Ft (GEA) Sq M (GEA)

Warehouse	30,402	2,824.4
First Floor Offices	2,644	245.6
Total GIA approx.	33,046	3,070

TECHNICAL SPECIFICATION

- | 46m Yard depth
- | 51 Car parking spaces
- | 340 KVA power supply
- | 10M Height to underside of haunch
- | BREEAM "Very Good" Rating
- | Heating / cooling / opening windows
- | 50 kN/m2 floor loading
- | Fully secured yard
- | 3 x Electric level entry roller shutter doors
- | EPC A+ rating
- | Cycle parking
- | Electric vehicle charging points
- | Photovoltaic panels with battery storage
- | Full height atrium
- | Passenger lift
- | Fully fitted first floor offices with air conditioning, perimeter trunking with cabling and kitchenette facilities.

MAGNA PARK

MAGNA ROAD | POOLE | BH11 9FE



THE FINER **DETAIL**



10M HEIGHT TO
UNDERSIDE OF HAUNCH



EPC
A+ RATING



PHOTOVOLTAIC
PANELS



FIRST FLOOR
FITTED OFFICES

50KN/M²

FLOOR LOADING



PLANNING FOR CLASS E (BIC LIGHT
INDUSTRIAL), B2 AND B8 USES

3X

ELECTRIC LEVEL ENTRY
ROLLER SHUTTER DOORS



FULLY
SECURE SITE



ELECTRIC VEHICLE
CHARGING POINTS



CAR /
CYCLE PARKING



BATTERY ENERGY
STORAGE SYSTEM



FULL HEIGHT
ATRIUM



HEATING / COOLING /
OPENING WINDOWS



LOW SITE
COVERAGE



PASSENGER
LIFT

MAGNA PARK

MAGNA ROAD | POOLE | BH11 9FE



PERFECT PROPORTIONS

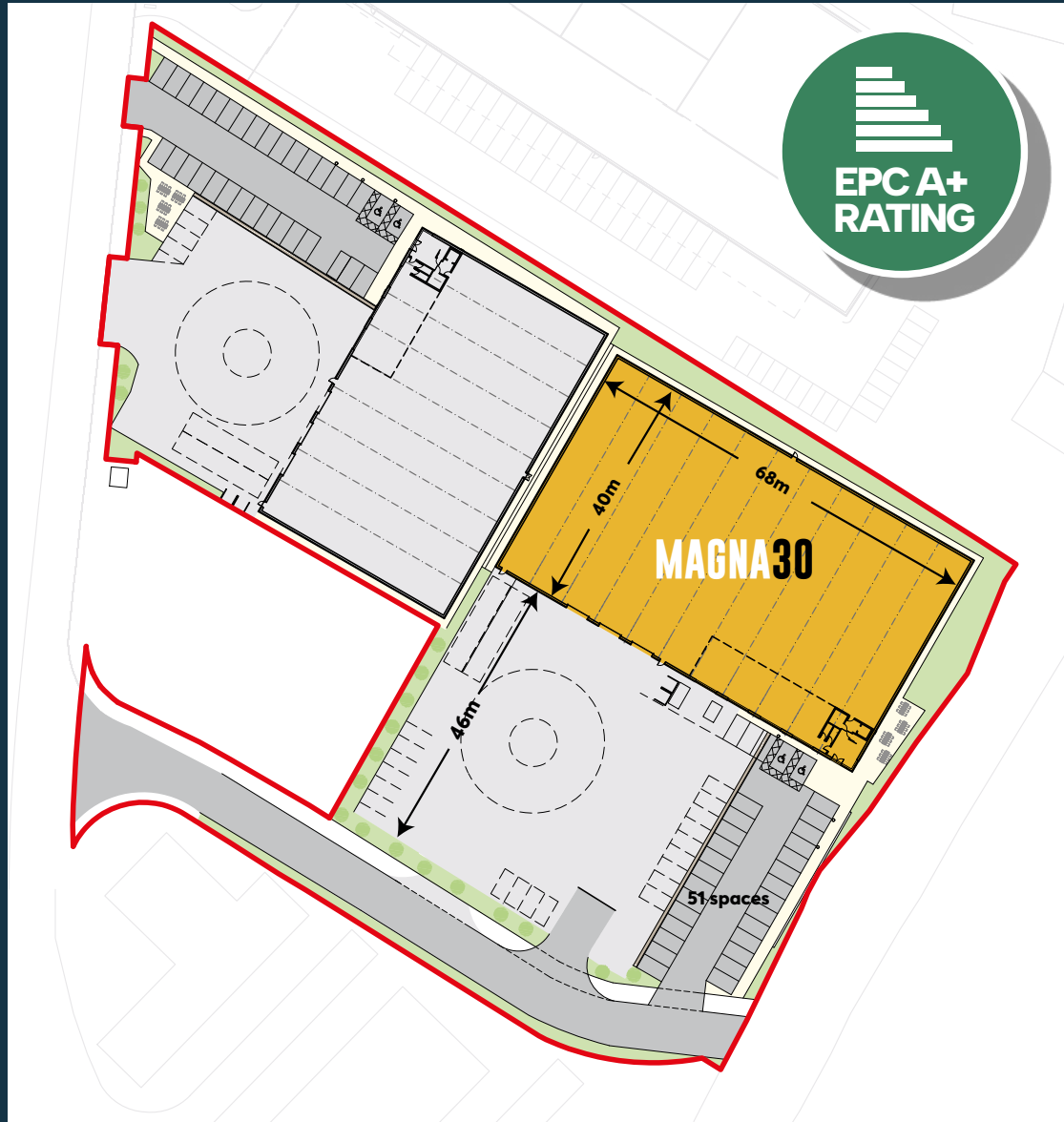


THE SITE

MAGNA PARK

MAGNA ROAD | POOLE | BH11 9FE

Low Site Coverage
and Strong
ESG credentials



IDEALLY LOCATED

Magna Park, Poole lies north of the Bournemouth / Poole conurbation, in between West Howe Industrial Estate and Ferndown Industrial Estate and within minutes of the A31 which provides access to Southampton and the national motorway network to the east and the A35 to the west.



Destination By Car	Distance	Time
A31	3 miles	9 mins
Bournemouth	6 miles	17 mins
Poole	6 miles	17 mins
M27	28 miles	41 mins
Southampton	31 miles	44 mins



Destination Ports	Distance	Time
Poole	6 miles	17 mins
Southampton	31 miles	44 mins
Portsmouth	52 miles	1 hr 19 mins
Bristol	79 miles	2 hrs 5 mins



Destination Airports	Distance	Time
Bournemouth	6 miles	14 mins
Southampton	33 miles	48 mins
London Heathrow	87 miles	1 hr 32 mins
London Gatwick	113 miles	1 hr 59 mins
Bristol	77 miles	2 hrs 4 mins

FURTHER INFORMATION

PLANNING The site has planning for Class E (B1c light industrial), B2 and B8 planning consents.

LEASE Available by way of a full repairing and insuring lease for a term by arrangement subject to upwards only 5 yearly rent reviews.

RENT On application.

SALE consideration will be given to a freehold sale of the building.

VAT All rents and outgoings are quoted exclusive of VAT at the prevailing rate.

EPC EPC 'A+' Rating.

SERVICE CHARGE A service charge will be applicable for the maintenance and upkeep of the common areas.

ANTI MONEY

LAUNDERING Any tenant or purchaser will be required the usual information to satisfy the Anti-Money Laundering requirements when Heads of Terms are agreed.

LEGAL COSTS Each party to be responsible for their own legal costs incurred in the transaction.

AGENTS

**Lambert
Smith
Hampton**

02380 330 041

Dan Rawlings
drawlings@lsh.co.uk
07702 809 192

Luke Mort
lmort@lsh.co.uk
07591 384 236

 **Vail
Williams**

01202 558 262
vailwilliams.com

Bryony Thompson
bthompson@vailwilliams.com
07741 145 629

David Cowling
dcowling@vailwilliams.com
07740 611 100

 **Howell
Commercial**

0117 251 0204
www.howellcommercial.com

Chris Howell
chris@howellcommercial.com
0117 251 0204

.....

magnaparkpoole.co.uk

Disclaimer: Lambert Smith Hampton Group Limited, Vail Williams and Howell Commercial for themselves and for the seller or landlord of the property whose agents they are given notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH, Vail Williams, Howell Commercial or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of LSH, Vail Williams or Howell Commercial has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of LSH, Vail Williams, Howell Commercial or its employees or agents, LSH, Vail Williams or Howell Commercial will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH, Vail Williams or Howell Commercial. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH, Vail Williams and Howell Commercial shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters. Moose Studios 0117 950 8445 October 2025.