



Brand new industrial unit

UNIT 20, BEDROCK PARK, WIMBORNE, BH21 7BU

INDUSTRIAL/LOGISTICS / INDUSTRIAL / WAREHOUSE TO LET

3,975 SQ FT (369.29 SQ M)



Summary

BRAND NEW INDUSTRIAL/WAREHOUSE UNIT - TO LET

9.3M CLEAR INTERNAL HEIGHT

Available Size	3,975 sq ft
Rent	£49,687.50 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.
Rateable Value	£53,500 (from 01.04.26)
Service Charge	N/A
EPC Rating	A (25)

- Flexible terms available
- 9.3m clear internal height
- 37.5 kN sq m floor loading
- Electric loading door
- Electric car charging points
- 7 parking spaces



Location



Unit 20 Bedrock Park, Vulcan Way, Ferndown Industrial Estate, Wimborne, BH21 7BU

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.





Further Details

Description

Brand new mid-terrace industrial unit with a 9.3m internal eaves height and an open storage mezzanine. There are 7 parking spaces.

Bedrock Park employs the latest environmentally friendly technologies to reduce the costs of occupation and have a EPC rating of A. As a result, occupation costs to the end user will be reduced.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground - Floor	2,987	277.50	Available
1st - Floor	988	91.79	Available
Total	3,975	369.29	

Terms

Units are available to lease on terms to be agreed.

Green Credentials

The scheme will employ the latest environmentally friendly technologies to reduce the costs of occupation and have an EPC rating of A. As a result, occupations costs to the end user will be reduced.

The green initiatives include -

* Electric vehicle charging points * Low air permeability design * Photovoltaic panels on unit 18 * 15% warehouse roof lights increasing natural lighting * High performance insulated cladding and roof materials * Secure cycle parking * Designed and constructed to BREAAAM Very Good

Planning Use

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

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Legal Costs

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





Enquiries & Viewings



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