



Flexible trade counter unit

## UNIT 22 - 23, BEDROCK PARK, WIMBORNE, BH21 7BU

INDUSTRIAL/LOGISTICS / TRADE COUNTER / TRADE COUNTER / SHOWROOM /  
INDUSTRIAL / WAREHOUSE TO LET

5,757 TO 12,014 SQ FT (534.84 TO 1,116.14 SQ M)





# Summary

**BRAND NEW  
INDUSTRIAL/WAREHOUSE UNIT  
WITH OFFICES - TO LET  
6.5M CLEAR INTERNAL HEIGHT**

Available Size	5,757 to 12,014 sq ft
----------------	-----------------------

Business Rates	N/A
----------------	-----

Service Charge	N/A
----------------	-----

EPC Rating	A
------------	---

- Flexible terms available
- Ability to provide a fenced and gated yard
- 6.5m clear internal height
- 37.5 kN sq m floor loading
- Electric loading doors
- Ability to combine units
- Electric car charging points
- Landscaped environment



# Location



Unit 22 - 23 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

Flexible trade unit fully fitted with first floor offices.

Bedrock Park employs the latest environmentally friendly technologies to reduce the costs of occupation and target a minimum EPC rating of B. 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
Unit - 22	6,260	581.57	Available
Unit - 23	5,754	534.56	Available
<b>Total</b>	<b>12,014</b>	<b>1,116.13</b>	

## Terms

Units are available to lease on terms to be agreed.

## EPC

Unit 22 - A 17

Unit 23 - A 23

## Planning Use

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

## Legal Costs

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

## Green Credentials

The scheme will employ the latest environmentally friendly technologies to reduce the costs of occupation and target a minimum EPC rating of B. 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 BREAM Very Good

## 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.





## Enquiries & Viewings



**Bryony Thompson**

bthompson@vailwilliams.com

07741 145 629

01202 558 262



**Ben Duly**

bduly@vailwilliams.com

07771 542132

01202 558262



**Vail  
Williams**

[View on our website](#)