



# MAGNA PARK

MAGNA ROAD | POOLE | BH11 9FA

MAGNA PARK OFFERS **PRODUCTION** AND **DISTRIBUTION**  
PRE-LET / SALE OPPORTUNITIES FROM 20,000 SQ. FT.  
OR SERVICED PLOT SALES



# LOCATION IS EVERYTHING...



Major occupiers within Poole and Bournemouth include:

**LUSH**  
FRESH HANDMADE COSMETICS

**SIEMENS**

**COBHAM**



EMPLOYMENT IN MANUFACTURING AND  
TRANSPORT & STORAGE IN BOURNEMOUTH  
& POOLE STOOD AT

**18,200**

EMPLOYEES BASED ON  
2018 DATA



BOURNEMOUTH, POOLE & CHRISTCHURCH  
HAVE A COMBINED POPULATION OF

**378,888**  
IN 2011 CENSUS





# MAGNA PARK OFFERS PRODUCTION AND DISTRIBUTION PRE-LET / SALE OPPORTUNITIES FROM 20,000 SQ.FT. OR SERVICED PLOT SALES

Units / plots are available as follows and can be combined to suit specific requirements:-

Unit No.	Ground (sq.ft)	First (offices) (sq.ft)	GIA (sq.ft)	Parking Spaces
1	UNDER OFFER			
2	20,520	2,058	22,578	67
3	19,909	2,105	22,014	66
4	20,520	2,172	22,692	68
5	28,209	2,863	31,072	29
6	35,231	3,491	38,722	44
	124,389	12,689	137,078	





# A BRAND NEW SCHEME IN A GREEN ENVIRONMENT



COMPUTER GENERATED IMAGE OF UNIT 2

## GRADE 'A' SPECIFICATION

**50** KN  
/M<sup>2</sup>

FLOOR  
LOADING



UP TO 2100 KVA  
POWER SUPPLY



UP TO  
12M EAVES



SELF-CONTAINED  
PLOTS



10% OFFICE CONTENT AIR-  
CONDITIONED OR NATURALLY VENTILATED



FULLY SERVICED  
AND LEVEL SITE

## GREEN CREDENTIALS



CAR CHARGING  
POINTS



BREEAM 'EXCELLENT' TARGET  
AND EPC 'A' RATING



PV POWER &  
GREYWATER RECYCLING

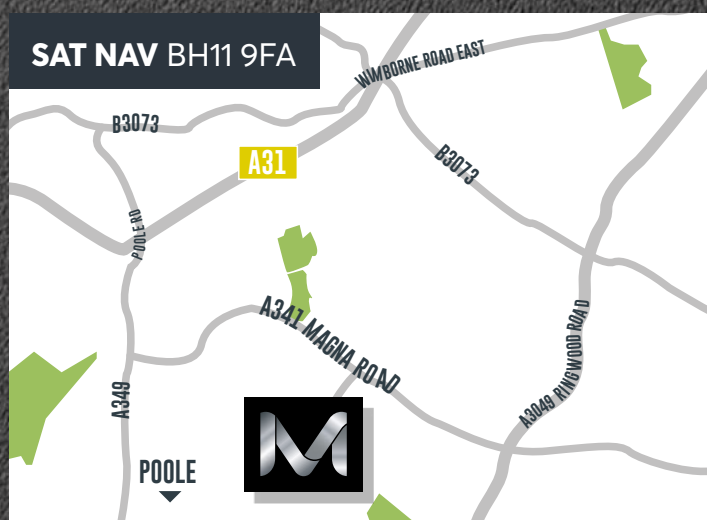


MAGNA ROAD | POOLE





#### AVERAGE DRIVE TIMES FROM POOLE



**5.6M** POPULATION  
WITHIN 2.25  
HOUR DRIVE TIME

#### LOCATION

Magna Park, Poole lies north of the Bournemouth / Poole conurbation 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	Distance (miles)	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	Distance (miles)	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	Distance (miles)	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

An outline planning permission has been granted for B1c, B2 and B8 uses.

## LEASE

Units / plots will be offered on full repairing and insuring leases for a term by arrangement subject to rent reviews in an upwards direction only at five yearly intervals.

## PURCHASE

Units / plots are also offered for sale on a freehold basis.

## RENT/PRICE

On application.

## LEGAL COSTS

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

## SERVICE CHARGE

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

## AGENTS



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