



**BEDROCK PARK**

INDUSTRIAL | LOGISTICS | TRADE

# TO LET

## 10 flexible trade counter units

▶ 2,689 - 4,762 sq ft available

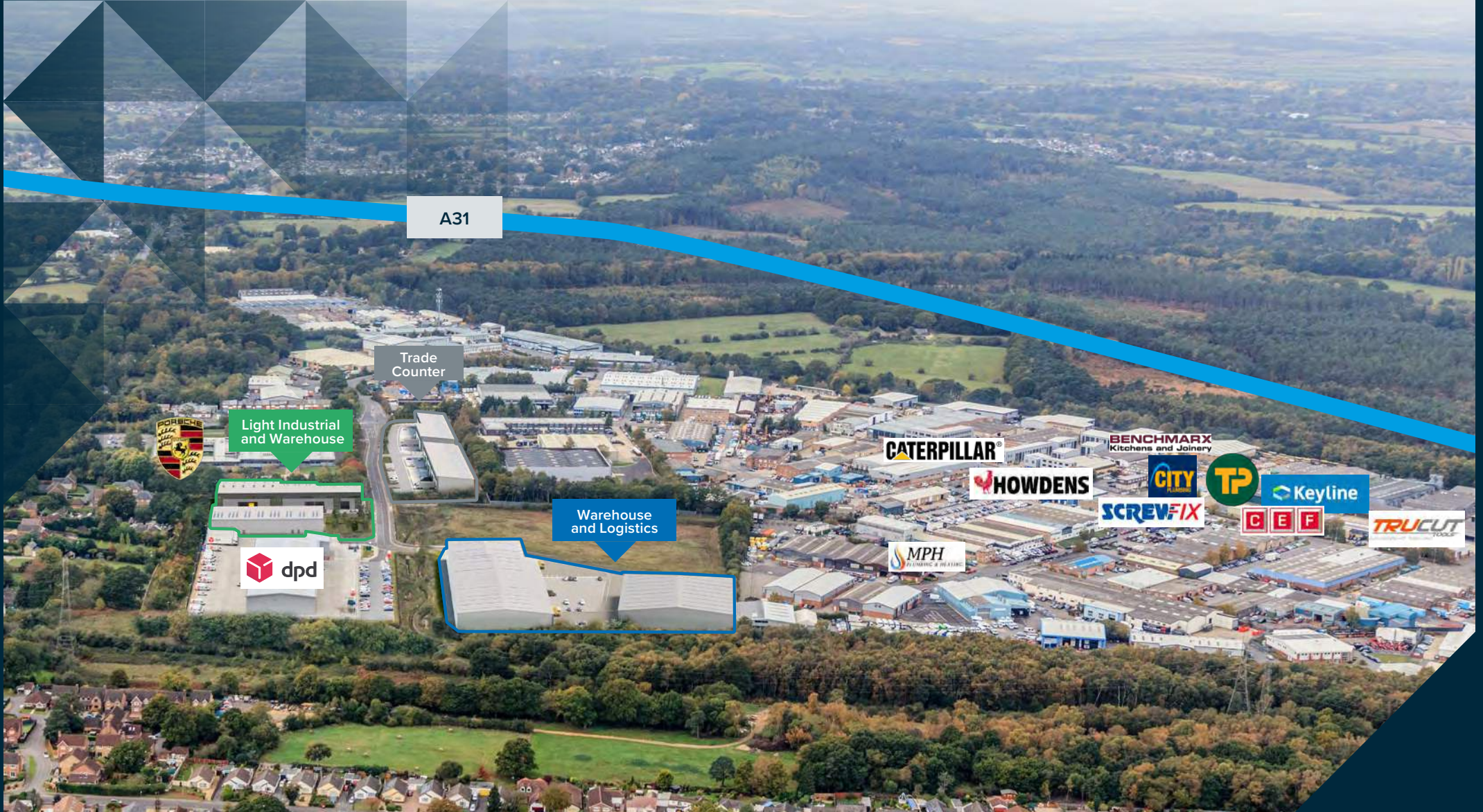
Ferndown Industrial Estate, Dorset  
BH21 7BU

**Over 50% of Bedrock Park now let**



[www.bedrockpark.co.uk](http://www.bedrockpark.co.uk)

**NORTHWOOD**  
URBAN LOGISTICS 



## 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

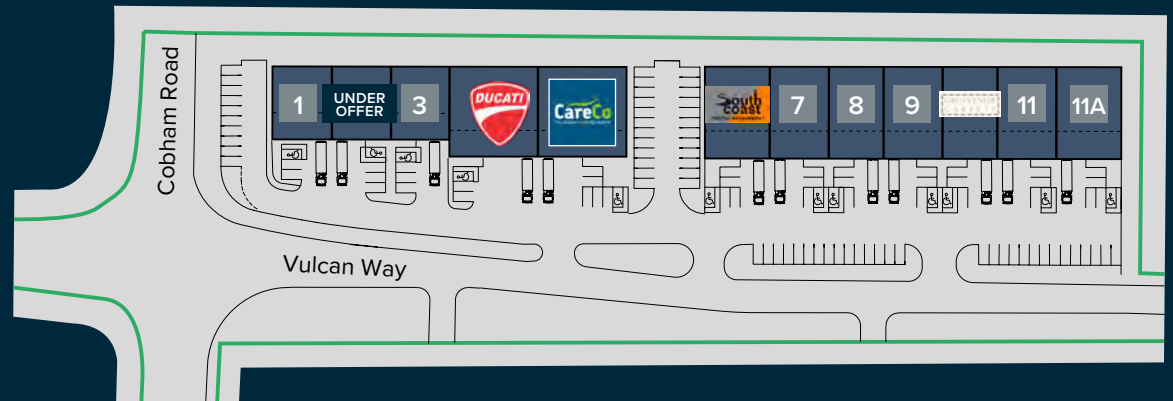


## Trade counter units

	Ground floor	First floor	Total sq ft	Electric kVA	Parking spaces
1	2,774	-	<b>2,774</b>	35	5
2	UNDER OFFER				
3	2,689	-	<b>2,689</b>	35	5
4	BREEZE VW (DUCATI)				
5	CARECO LTD				
6	SOUTH COAST TRAFFIC MANAGEMENT LTD				
7	3,289	1006	<b>4,295</b>	35	8
8	3,052	932	<b>3,984</b>	35	7
9	3,289	1003	<b>4,292</b>	35	8
10	GROSVENOR CARPETS				
11	3,277	998	<b>4,275</b>	35	8
11A	3,640	1,122	<b>4,762</b>	35	9

## Accommodation

All areas are approximate on a GEA sq ft basis.



# UNITS 1, 3, 7-9, 11 & 11A

2,689 up to 4,762 sq ft

## General Specification

Flexible trade units with units 1 & 3 finished to a shell specification and units 7-11A fully fitted with first floor offices.



6.5m clear internal height



37.5kN sq m floor loading



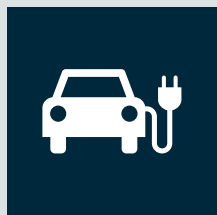
Electric loading doors



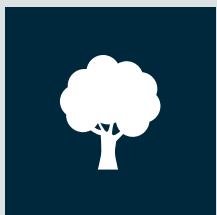
Ability to combine units



Yard depths of 12m



Electric car charging points



Landscaped environment



Fitted first floor offices units 7-11A

## Planning Use

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

## 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 target a minimum EPC rating of B. As a result, occupation costs to the end user will be reduced.

### 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

# TRAVEL DISTANCES

Bedrock Park, Vulcan Way, Ferndown Industrial Estate, Wimborne, 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:



**Vail Williams**  
01202 558 262  
vailwilliams.com

Ben Duly  
07771 542132  
Bryony Thompson  
07741 145629  
Russell Mogridge  
07815 737175



**DTRE**  
020 3328 9080  
www.dtre.com

Jake Huntley  
07765 154211  
Maddie Moriarty  
07545 582097



**realest**  
023 8202 3999  
realest.uk.com

Adrian Whitfield  
07901 558730  
Steven Williams  
07761 082986

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. April 2024.

Nick Turner 07900 608614  
nickturner@northwoodinvestors.com

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