



**BEDROCK PARK**

INDUSTRIAL | LOGISTICS | TRADE

## Ferndown Industrial Estate, Dorset

BH21 7BU

- ▶ New high bay industrial/warehouse/trade units
- ▶ 2,689 - 11,719 sq ft available
- ▶ EPC A rating

## To Let

**Over 80% occupied**



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

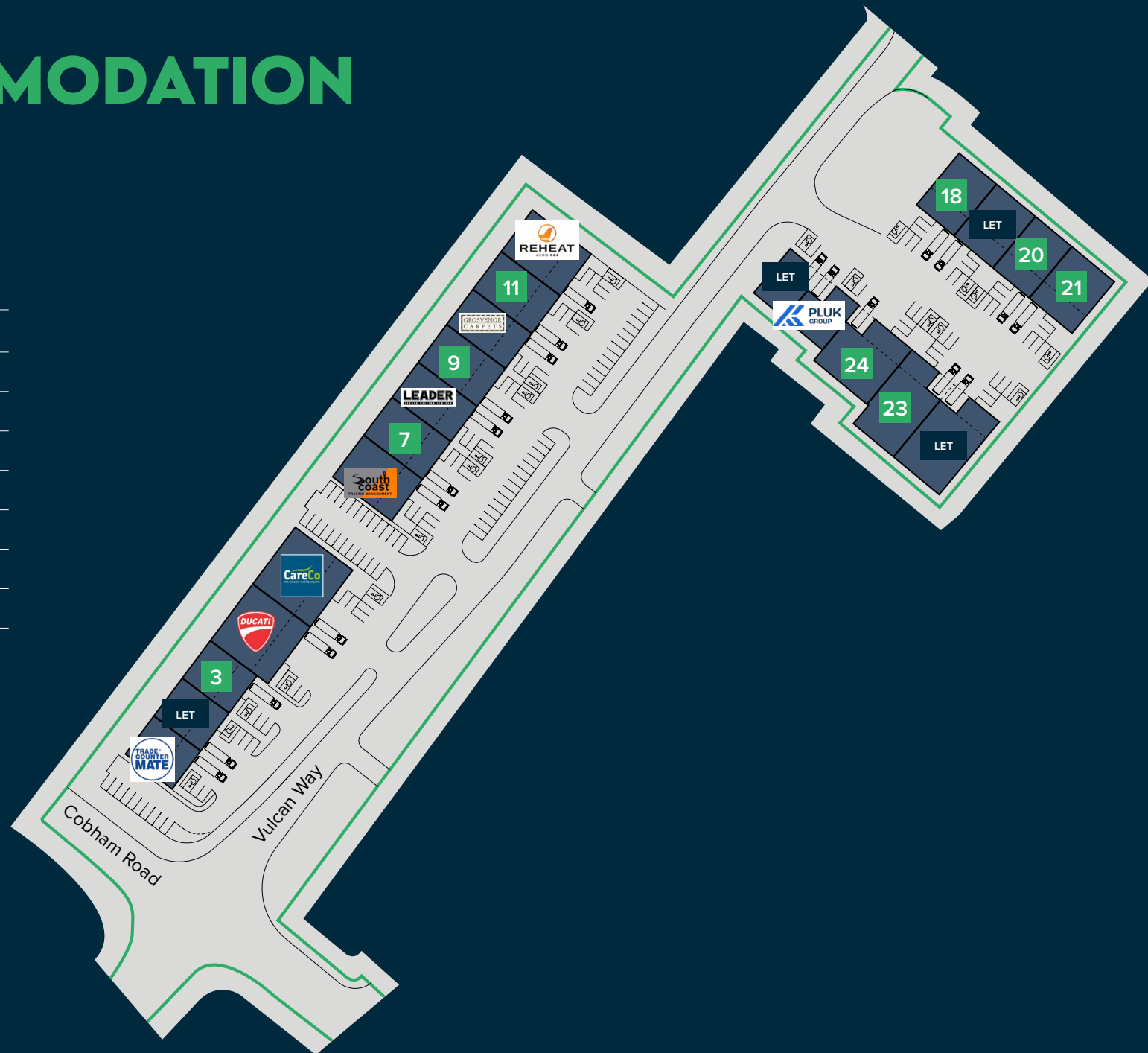
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# THE ACCOMMODATION

All areas are approximate on a GEA sq ft basis.

| Unit no.    | Ground floor sq ft | First floor sq ft | Total sq ft  | Parking spaces |
|-------------|--------------------|-------------------|--------------|----------------|
| <b>3</b>    | 2,689              | -                 | <b>2,689</b> | 5              |
| <b>7</b>    | 3,289              | 1,006             | <b>4,295</b> | 8              |
| <b>9</b>    | 3,289              | 1,003             | <b>4,292</b> | 8              |
| <b>11</b>   | 3,277              | 998               | <b>4,275</b> | 8              |
| <b>18</b>   | 3,082              | 1,020             | <b>4,102</b> | 8              |
| <b>20</b>   | 2,987              | 988               | <b>3,975</b> | 7              |
| <b>21</b>   | 3,507              | 1,161             | <b>4,668</b> | 8              |
| <b>23</b> * | 5,009              | 745               | <b>5,754</b> | 11             |
| <b>24</b> * | 4,944              | 1,021             | <b>5,965</b> | 9              |

\* Includes covered loading bay





## Trade counter units

# UNITS 3, 7, 9 & 11

2,689 up to 4,295 sq ft

## General Specification

Flexible trade units with unit 3 finished to a shell specification and units 7, 9 and 11 fully fitted with first floor offices.



7.7m internal eaves height



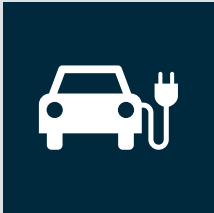
37.5kN sq m floor loading



Electric loading doors



Yard depths of 12m



Electric car charging points



3-phase electric supply



Fitted first floor offices units 7, 9, 11

## Planning Use

E(g) (formerly B1c) , class B2 and B8 (industrial and warehouse) uses.

## Terms

Units are available to lease on terms to be agreed.



# UNITS 18, 20, 21, 23 & 24

3,975 up to 11,719 sq ft (units 23 & 24 combined)

## General Specification

Flexible light industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out, with the exception of Unit 23 which features fitted first floor offices.



9.3m internal eaves height



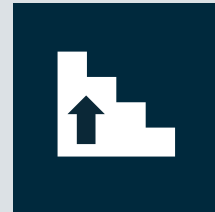
37.5kN sq m floor loading



Electric loading doors



Fitted first floor offices in unit 23



First floor for storage in units 18, 20, 21 & 24



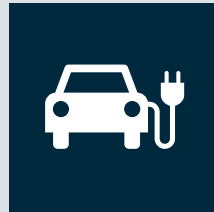
Ability to combine units



Yard depths of 12m



Canopied loading bays units 23 & 24



Electric car charging points



3-phase electric supply

## Planning Use

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

## Terms

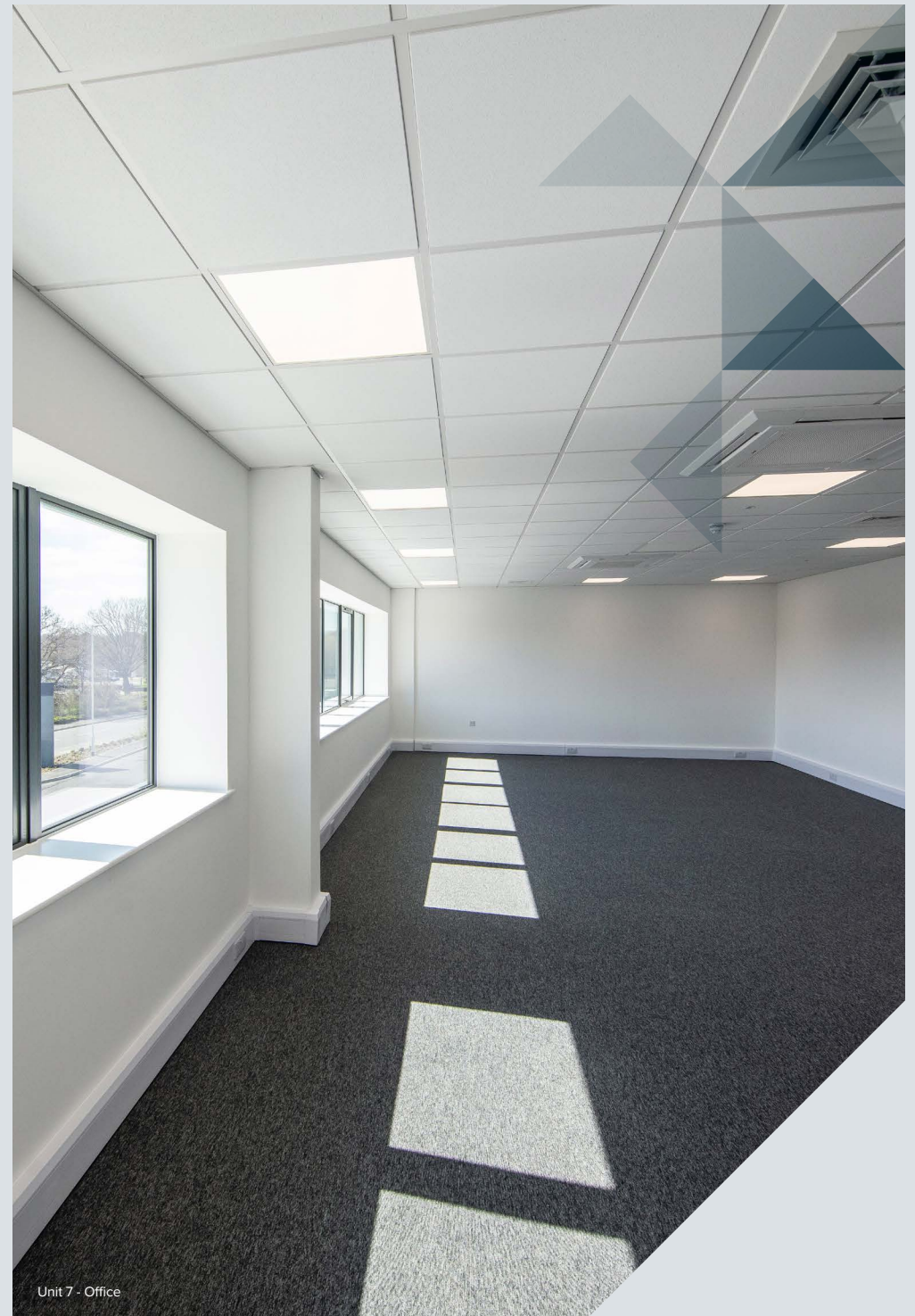
Units are available to lease on terms to be agreed.







Unit 19 - Warehouse



Unit 7 - Office





## 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
- ▶ The estate benefits from regular bus services to surrounding areas

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# GREEN CREDENTIALS

The scheme has achieved A rated EPCs and provides the benefits outlined below. This results in the cost to the end user being reduced.

The green initiatives include:



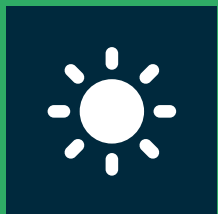
EPC A rating



Electric vehicle charging points



Secure cycle parking



Warehouse roof lights increasing natural lighting



High performance insulated cladding and roof materials



Photovoltaic panels on some units



# TRAVEL DISTANCES

Bedrock Park, Vulcan Way, Ferndown Industrial Estate, Dorset BH21 7BU

## Road

|                         |          |
|-------------------------|----------|
| Poole Town Centre       | 10 miles |
| Bournemouth Town Centre | 10 miles |
| Southampton             | 28 miles |

## Rail

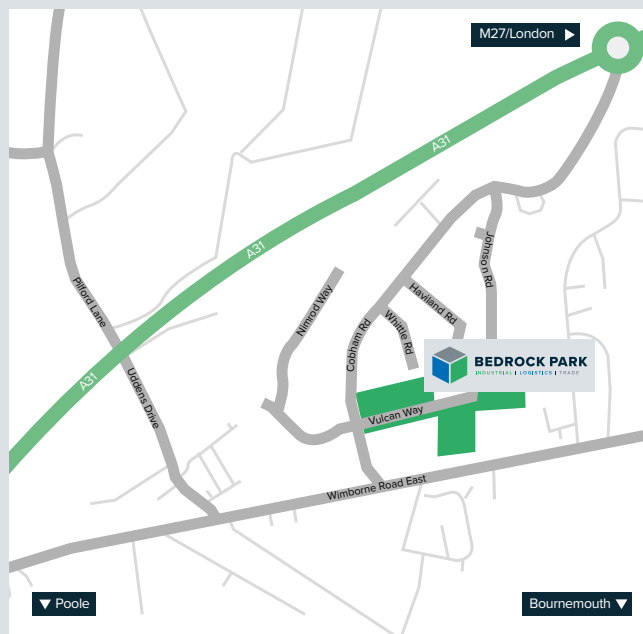
|                     |          |
|---------------------|----------|
| Poole Station       | 9 miles  |
| Bournemouth Station | 10 miles |
| Southampton Station | 28 miles |

## 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

 **goadsby**  
01202 550055

Chris Wilson  
07968 299407  
Joseph Holderness  
07879 435387  
Joshua Adamson  
07500 894599

### The code for leasing business premises

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

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 2026.

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