



Flexible industrial/trade unit

UNIT 7, BEDROCK PARK, WIMBORNE, BH21 7BU

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

4,295 SQ FT (399.02 SQ M)



Summary

**BRAND NEW PROMINENT TRADE
COUNTER UNIT**

RENT FREE UNTIL 2026*

6.5M CLEAR INTERNAL HEIGHT

Available Size	4,295 sq ft
Rent	£53,750 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.
EPC Rating	A (23)

- *Rent free until 2026 (subject to terms)
- Flexible terms available
- 6.5m clear internal height
- 37.5 kN sq m floor loading
- Electric loading door
- Electric car charging points
- Landscaped environment
- 8 parking spaces



Location



Unit 7 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/industrial unit with fitted first floor offices.

Bedrock Park employs the latest environmentally friendly technologies to reduce the costs of occupation with an 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	3,289	305.56	Available
1st - Floor	1,006	93.46	Available
Total	4,295	399.02	

Terms

Units are available to lease on terms to be agreed. Rent free until 2026 available (subject to terms).

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

Bedrock Park employs the latest environmentally friendly technologies to reduce the costs of occupation with 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 * 15% warehouse roof lights increasing natural lighting * High performance insulated cladding and roof materials * Secure cycle parking

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



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