

Industrial units from
42,771 - 100,360 Sq.ft



ABOUT POOLE

SOME 196,000 JOBS (2017) WITH CURRENT POPULATION OF DISTRICT
CIRCA 383,000 (2017)*

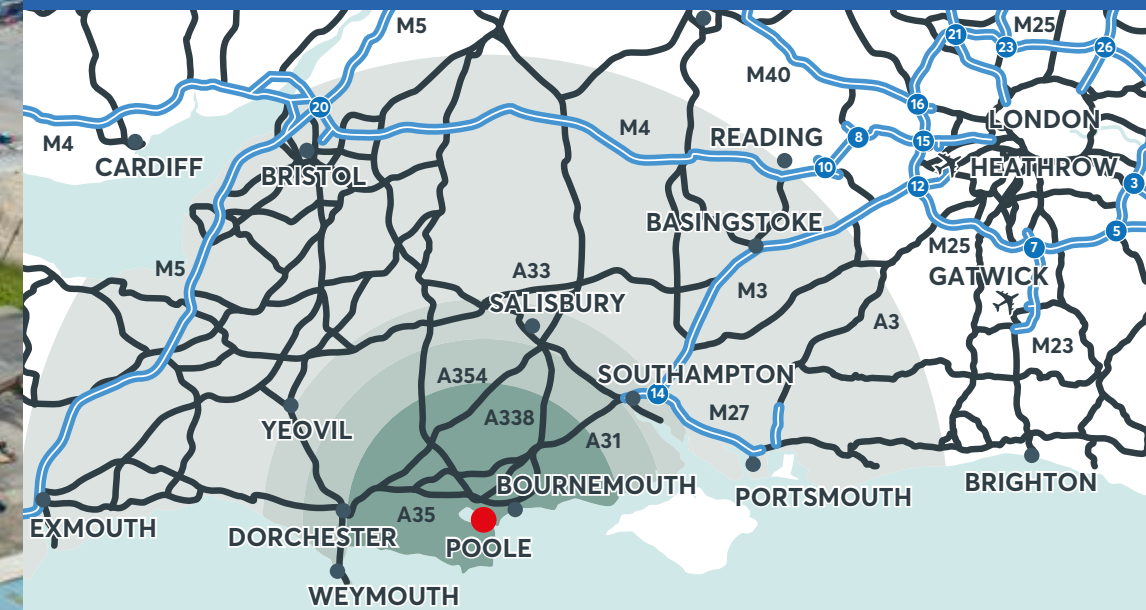
A STRONG AND DIVERSE ECONOMY ACROSS A WIDE RANGE OF SECTORS
INCLUDING FINANCIAL/BUSINESS SERVICES AND LOGISTICS/DISTRIBUTION

BENEFITS FROM HAVING REPRESENTATION FROM EXCELLENT COMPANIES
INCLUDING; BARCLAYS PLC, SUNSEEKER, LUSH, ADDO FOOD GROUP,
AIM AVIATION, LV & VITALITY

MAINLINE RAILWAY 130 MINS TO LONDON WATERLOO (FAST SERVICE).
FREQUENT AND REGULAR SERVICES

SWIFT ACCESS TO A31 AND NATIONAL ROAD SYSTEM (M27/M3)

* AS OF APRIL 2019 POOLE HAS JOINED WITH BOURNEMOUTH AND CHRISTCHURCH TO BECOME A UNITARY LOCAL
GOVERNMENT DISTRICT.



Drive Times

within 30 mins within 45 mins within 60 mins within 90 mins

ST. MODWEN PARK POOLE

STERTE AVENUE, POOLE, DORSET BH15 2AS

LOCATION

St Modwen Park is prominently located at the head of Sterte Avenue, overlooking the A350 (Holes Bay Road). Holes Bay Road provides access to A35 heading west, the A350 heading north and the A3049 to the east which provides access to Junction 1 of the M27 via the A348 and A31.

Major occupiers in close proximity to St Modwen Park include Mercedes Benz of Poole, Premier Inn Hotel, Sunseeker, Lush and Addo Food Group. The site is also in close proximity to Wessex Gate Retail Park.

Poole town centre and Poole Station are located 0.5 miles to the south providing direct access to London Waterloo. Bournemouth Airport is located approximately 9 miles to the North East.



DISTANCES AND DRIVE TIME (Source: AA)

A35	1 mile	3 mins
Poole	1 mile	4 mins
Bournemouth	5 miles	20 mins
Bournemouth Airport	13 miles	28 mins
M27 Junction 1	25 miles	35 mins
Heathrow Airport	93 miles	101 mins
Central London	110 miles	139 mins
Gatwick	120 miles	131 mins

FOR FURTHER INFORMATION

Further information including indicative specification and drawings available upon request.

All enquiries to the joint sole letting agents:

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ST. MODWEN PARK POOLE

stmodwenlogistics.co.uk

Available Q2 2021



TO LET
NEW DEVELOPMENT

Industrial /
Warehouse Units from

42,771 Sq.ft (3,974 Sq.m) -
100,360 Sq.ft (9,324 Sq.m)



ST.MODWEN



DESCRIPTION

St. Modwen Park Poole is in the process of seeking detailed planning consent to accommodate up to 191,000 sq ft of warehouse space in three units.

The units are planned to be speculatively constructed, delivering a scheme of units ranging from 40,000 sq ft up to 105,000 sq ft. Construction is due to start April 2020 with units ready for occupation in February 2021.

ESTATE AND BUILDING LAYOUT



EXTERNAL



- Up to 50m deep service yards
- Secure site & secure yards
- Security lighting – office car park / service yard
- Covered cycle shelter
- Dedicated parking and loading areas
- 24 hour access

WAREHOUSE



- Up to 12.5m clear internal height
- FM2 category floor
- 50 kN sq m floor loading
- Minimum BREEAM (2014) 'Very Good' accreditation
- Dock Level loading (1 per 10,000 Sq.ft)
- Level loading access

OFFICE



- First Floor offices
- Open plan office accommodation
- Suspended ceilings
- Raised access floors
- Air Conditioned
- Platform lift
- Ground & First floor WC's

AVAILABLE ACCOMMODATION

ACCOMMODATION		
UNIT 1	Sq.ft	Sq.m
Warehouse	94,345	8,765
First Floor Offices	5,138	477
Ground Floor Office Core	877	81
TOTAL	100,360	9,324
50m Yard		
8 Loading docks		
2 Euro docks		
2 Level access doors		
12.5m Clear internal height		
UNIT 2	Sq.ft	Sq.m
Warehouse	47,889	4,449
First Floor Offices	3,423	318
Ground Floor Office Core	678	63
TOTAL	51,990	4,830
35m Yard		
5 Loading docks		
2 Level access doors		
10m Clear internal height		
UNIT 3	Sq.ft	Sq.m
Warehouse	39,816	3,699
First Floor Offices	2,277	212
Ground Floor Office Core	678	63
TOTAL	42,771	3,974
35m Yard		
4 Level access doors		
10m Clear internal height		
*For indicative purposes only		



DOCK LEVEL LOADING
1 - 10,000 SQ FT

50 kN/SQ M FLOOR LOADING

UP TO 12.5M CLEAR HEIGHT

BREEAM 'VERY GOOD'
(2014) TARGET ACCREDITATION

24 HOUR ACCESS