

FERNDOWN INDUSTRIAL ESTATE

Dorset

- > 26 new industrial/warehouse/
trade units
- > 2,885 - 64,584 sq ft

For sale/
To let



Chancerygate  | Hines

www.ferndownindestate.co.uk

FERNDOWN INDUSTRIAL ESTATE

Ferndown 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.

Accommodation

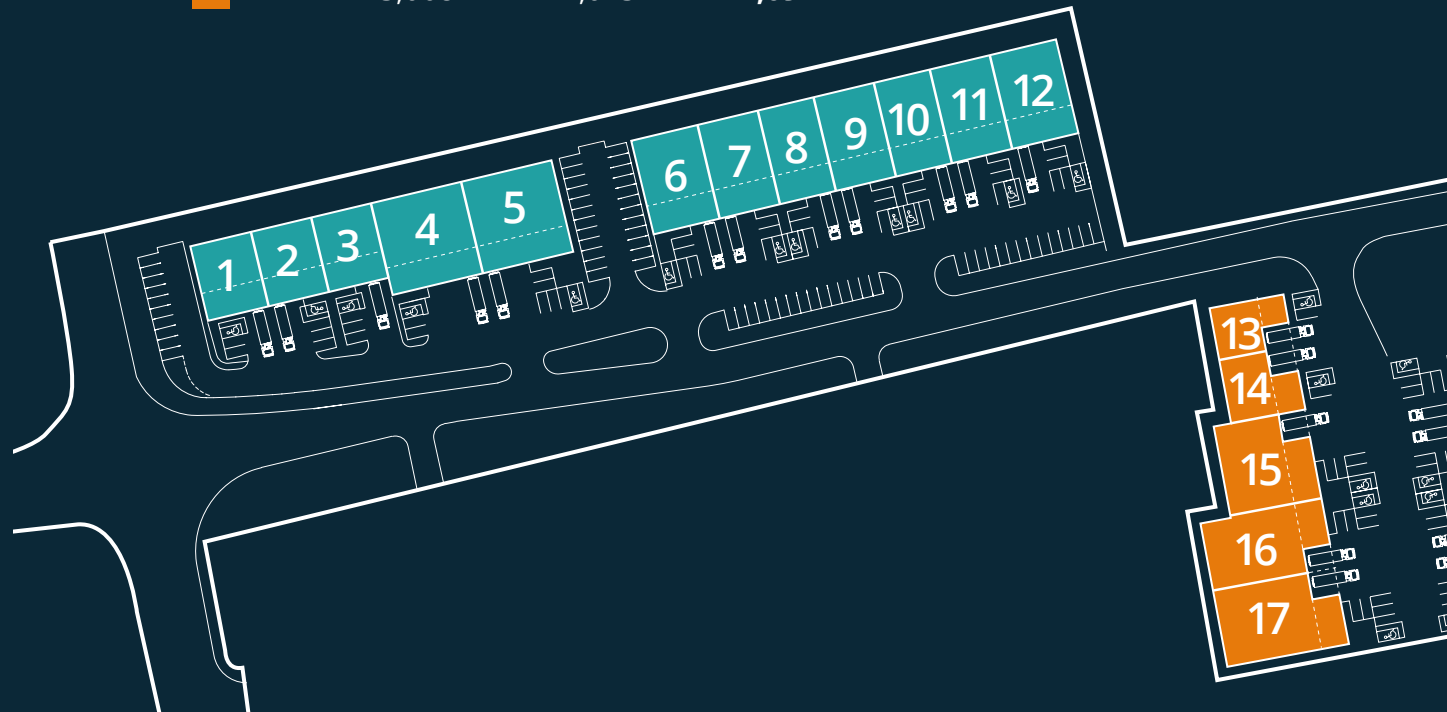
All areas are approximate on a GEA sq ft basis.

Trade units

Unit	Ground Floor	First Floor	Total
1	2,756	1,023	3,779
2	2,680	990	3,670
3	2,680	990	3,670
4	4,941	1,485	6,426
5	5,016	1,518	6,534
6	3,606	1,087	4,693
7	3,283	990	4,273
8	3,046	915	3,961
9	3,283	990	4,273
10	3,046	915	3,961
11	3,283	990	4,273
12	3,606	1,087	4,693

Light industrial and warehouse units

Unit	Ground Floor	First Floor	Total
13	2,024	861	2,885
14	2,357	990	3,347
15	4,521	1,485	6,006
16	4,629	1,130	5,759
17	5,038	1,238	6,276
18	3,488	1,163	4,651
19	2,982	990	3,972
20	3,197	1,066	4,263
21	3,068	1,023	4,091





Industrial and warehouse units

Unit	Ground Floor	First Floor	Total
22	13,627	2,594	16,221
23	12,928	2,013	14,941
24	14,306	2,174	16,480
25	14,574	2,368	16,942
26	30,785	2,799	33,584



Units 1-12

Trade units

3,671 up to 30,127 sq ft (units 6-12 combined)

General Specification

Flexible trade units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

 <p>6.5m clear internal height</p>	 <p>First floor for storage or fitting out as office space</p>	 <p>37.5kN sq m floor loading</p>
 <p>Electric loading doors</p>	 <p>Ability to combine units</p>	 <p>12 year collateral warranty</p>
 <p>Generous parking facilities</p>	 <p>Landscaped environment</p>	 <p>Yard depths of 12m</p>

Planning use

Trade counter, B1(c), B2 and B8 uses (subject to planning).

Terms

Available on a freehold and leasehold basis.



FERNDOWN INDUSTRIAL ESTATE



Computer generated image of units 6-10



Previous Chancerygate development

Units 13-21

Light industrial and warehouse

2,885 up to 24,273 sq ft (units 13-17 combined)

General Specification

Flexible light industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

 <p>8.4m clear internal height</p>	 <p>First floor for storage or fitting out as office space</p>	 <p>37.5kN sq m floor loading</p>
 <p>Electric loading doors</p>	 <p>Ability to combine units</p>	 <p>Canopied loading bays units 13-17</p>
 <p>Landscaped environment</p>	 <p>12 year collateral warranty</p>	 <p>yard depths of 12m</p>

Planning use

B1(c) and B8 uses (subject to planning).

Terms

Available on a freehold and leasehold basis.



Computer generated image of units 13-21

FERNDOWN INDUSTRIAL ESTATE



Previous Chancerygate development



Units 22-26

Warehouse and industrial

14,940 up to 64,584 sq ft (units 22-25 combined)

General Specification

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

 <p>8.4m clear internal height</p>	 <p>First floor for storage or fitting out as office space</p>	 <p>37.5kN sq m floor loading</p>
 <p>Electric loading doors</p>	 <p>Ability to combine units</p>	 <p>Passenger Lift Unit 26</p>
 <p>Landscaped environment</p>	 <p>Private gated yards Units 22, 25, 26</p>	 <p>12 year collateral warranty available</p>

Planning use

B1(c), B2 and B8 uses (subject to planning).

Terms

Available on a freehold and leasehold basis.



Computer generated image of units 23-25

FERNDOWN INDUSTRIAL ESTATE



Previous Chancerygate development

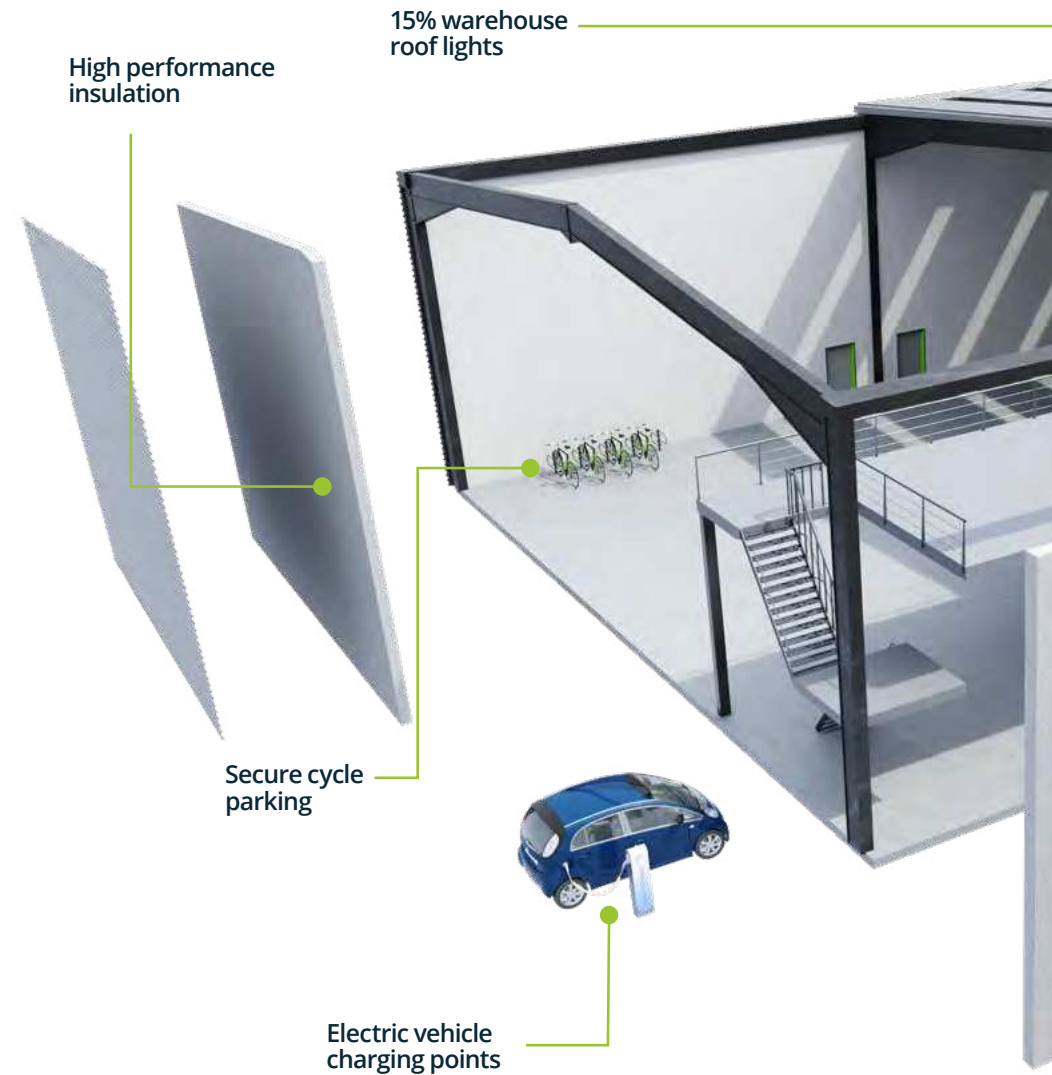


Green Credentials

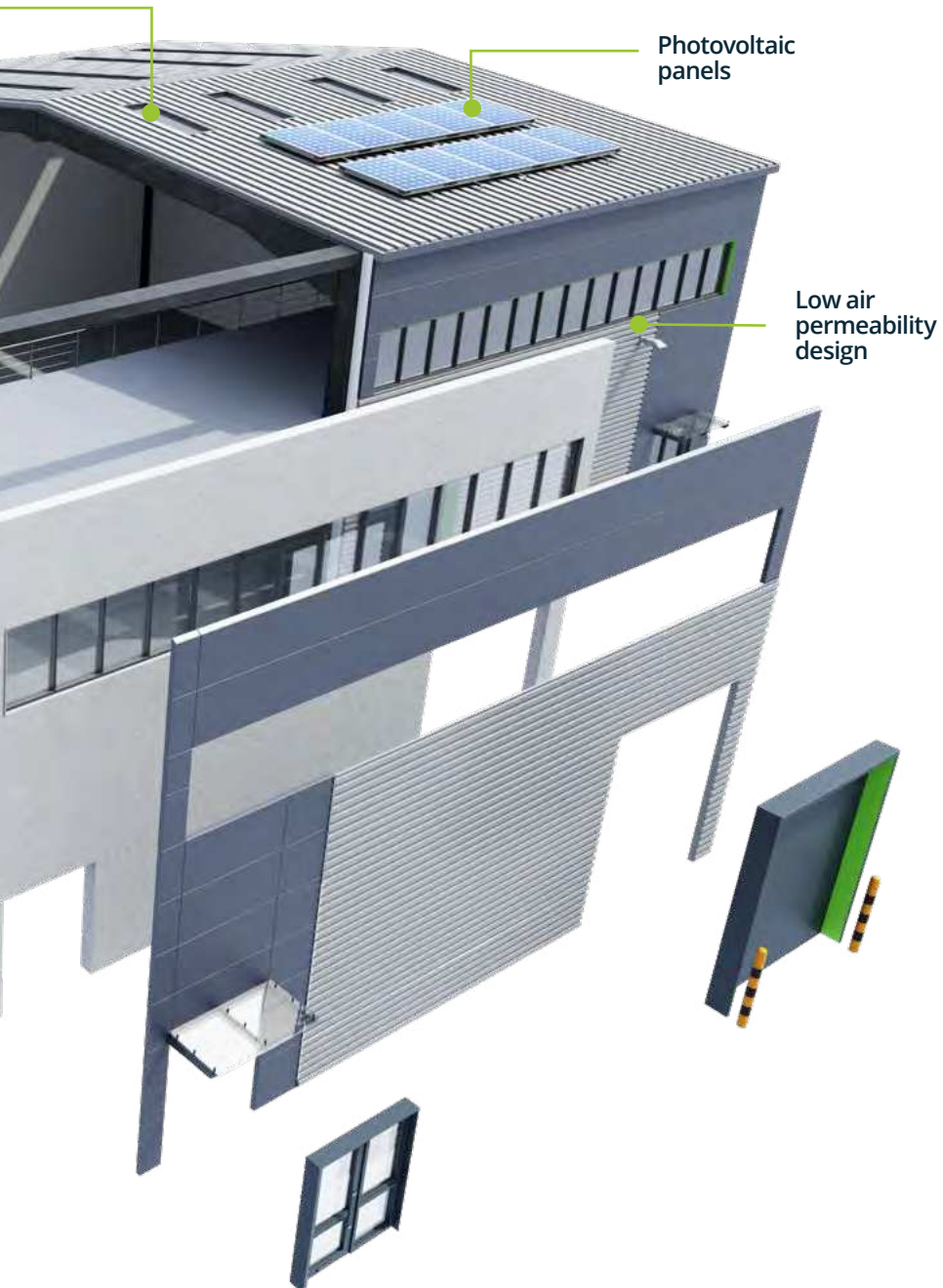
Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation and target a minimum EPC rating of B for their units. As a result, occupational costs to the end user will be reduced.

The green initiatives we employ to achieve this have included:

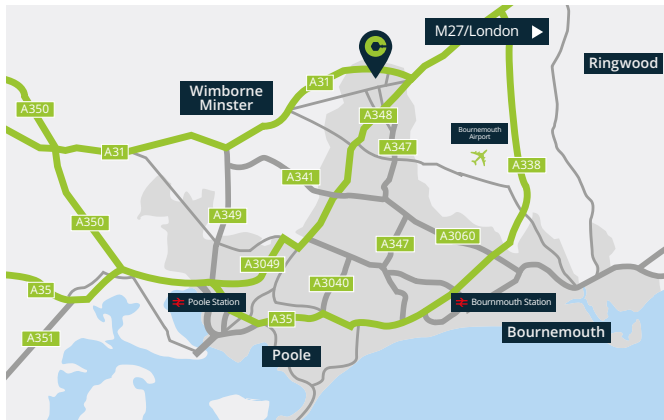
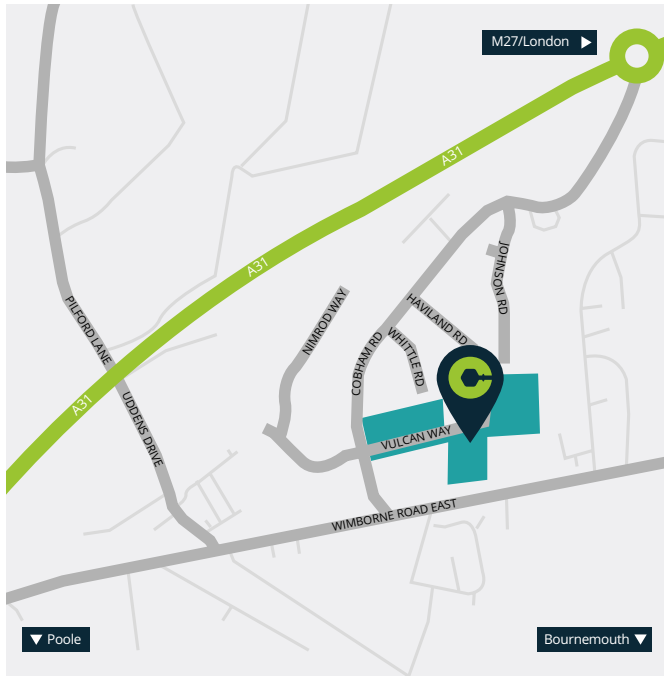
- Low air permeability design
- Electric vehicle charging points
- Photovoltaic panels
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Ground source heat pumps
- Secure cycle parking



FERNDOWN INDUSTRIAL ESTATE



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Travel Distances

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

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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. May 2019.

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