

ST. MODWEN PARK POOLE

STERTE AVENUE • POOLE • DORSET • BH15 2AS

NEW DEVELOPMENT OF INDUSTRIAL / WAREHOUSE UNITS
43,377 Sq ft - 98,853 Sq ft (4,030 Sq m - 9,184 Sq m)

TO LET



ST. MODWEN



AVAILABLE Q2 2021

*For indicative purposes only



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DESCRIPTION

St. Modwen Park Poole is in the process of seeking detailed planning consent to accommodate up to 196,000 sq ft of warehouse space in three units.

The units are planned to be speculatively constructed, delivering a scheme of units ranging from 43,377 sq ft up to 98,853 sq ft. Construction is due to start April 2020 with units ready for occupation in February 2021.

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.

ST. MODWEN PARK POOLE

NEW INDUSTRIAL / WAREHOUSE UNITS UP TO 98,853 SQ FT
READY FOR OCCUPATION FEBRUARY 2021



Mercedes-Benz

CITROËN

Premier Inn

Sunseeker

DORSET WAY
(A3049)

THE BIG
YELLOW
SELF
STORAGE
COMPANY

B&Q

McDonald's

dfs

next

LOK'n
STORE
Self Storage

wren
KITCHENS & BEDROOMS

DORSET WAY
(A3049)

Currys
PC World

TESCO

LUSH
FRESH HANDMADE COSMETICS

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

P98	SQ FT	SQ M
Warehouse	93,013	8,641
First Floor Offices	4,945	459
Ground Floor Office Core	895	83
TOTAL	98,853	9,184

50m Yard
 8 Loading docks
 2 Euro docks
 2 Level access doors
 12.5m Clear internal height
 70 Car parking spaces

P53	SQ FT	SQ M
Warehouse	50,205	4,664
First Floor Offices	2,801	260
Ground Floor Office Core	695	65
TOTAL	53,701	4,989

35m Yard
 5 Loading docks
 2 Level access doors
 10m Clear internal height
 33 Car parking spaces

P43	SQ FT	SQ M
Warehouse	40,618	3,774
First Floor Offices	2,064	192
Ground Floor Office Core	695	65
TOTAL	43,377	4,030

35m Yard
 4 Level access doors
 10m Clear internal height
 24 Car parking spaces



*For indicative purposes only



DOCK LEVEL
LOADING
 1 - 10,000 sq ft



KN/SQ M
**FLOOR
 LOADING**



UP TO **12.5M**
CLEAR HEIGHT



BREEAM[®]
'VERY GOOD'
 (2014) TARGET ACCREDITATION



HOUR ACCESS



ST. MODWEN PARK POOLE

STERTE AVENUE, POOLE,
DORSET BH15 2AS



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

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.



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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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