



NEW UNITS AVAILABLE
FROM 12,814 TO 54,600 ft²

**COMING
Q4 2025**



IPIF | **MARICK**

BANKES HEATH INDUSTRIAL PARK | WALLISDOWN ROAD | BOURNEMOUTH | BH11 8PL



BREEAM "EXCELLENT"
(Targeted)



EPC "A"
(Targeted)



**EV CHARGING
POINTS**



**PHOTOVOLTAIC
ROOF PANELS**



**LOW ENERGY
LED LIGHTING**



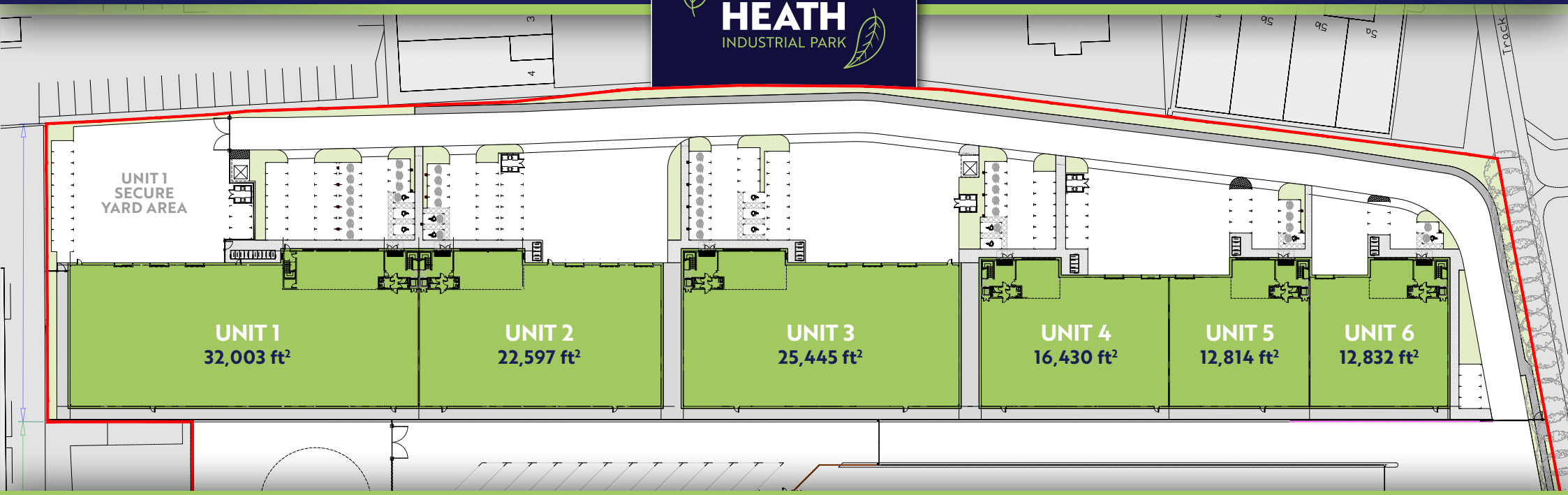
**COVERED
CYCLE PARKING**



**RECYCLED MATERIALS
& AGGREGATES**

TARGETING A CARBON NET ZERO DEVELOPMENT





UNIT 1		
	FT ² (GEA)	M ² (GEA)
Warehouse	28,951	2,690
FF Office	3,052	283
Total	32,003	2,973
Clear Haunch Height	9m	
Yard Depth	32m ★	
Loading Doors	3 Level Access	
Floor Loading	50 kN/m ²	
EV Charging	6 Points ★	
Standard Car Parking	37 Spaces ★	
Disabled Parking	3 Spaces	
Cycle Parking	20 Spaces ★	

UNIT 2		
	FT ² (GEA)	M ² (GEA)
Warehouse	20,251	1,881
FF Office	2,346	218
Total	22,597	2,099
Clear Haunch Height	9m	
Yard Depth	26m	
Loading Doors	3 Level Access	
Floor Loading	50 kN/m ²	
EV Charging	3 Points	
Standard Car Parking	17 Spaces	
Disabled Parking	2 Spaces	
Cycle Parking	8 Spaces	

UNIT 3		
	FT ² (GEA)	M ² (GEA)
Warehouse	23,087	2,145
FF Office	2,358	219
Total	25,445	2,364
Clear Haunch Height	9m	
Yard Depth	29m	
Loading Doors	3 Level Access	
Floor Loading	50 kN/m ²	
EV Charging	4 Points	
Standard Car Parking	20 Spaces	
Disabled Parking	3 Spaces	
Cycle Parking	8 Spaces	

UNIT 4		
	FT ² (GEA)	M ² (GEA)
Warehouse	14,613	1,357
FF Office	1,817	169
Total	16,430	1,526
Clear Haunch Height	9m	
Yard Depth	24m	
Loading Doors	2 Level Access	
Floor Loading	50 kN/m ²	
EV Charging	3 Points	
Standard Car Parking	17 Spaces	
Disabled Parking	2 Spaces	
Cycle Parking	8 Spaces	

UNIT 5		
	FT ² (GEA)	M ² (GEA)
Warehouse	11,023	1,024
FF Office	1,791	166
Total	12,814	1,190
Clear Haunch Height	9m	
Yard Depth	22m	
Loading Doors	1 Level Access	
Floor Loading	50 kN/m ²	
EV Charging	2 Points	
Standard Car Parking	7 Spaces	
Disabled Parking	1 Space	
Cycle Parking	8 Spaces	

UNIT 6		
	FT ² (GEA)	M ² (GEA)
Warehouse	11,015	1,023
FF Office	1,817	169
Total	12,832	1,192
Clear Haunch Height	9m	
Yard Depth	18m	
Loading Doors	1 Level Access	
Floor Loading	50 kN/m ²	
EV Charging	1 Point	
Standard Car Parking	8 Spaces	
Disabled Parking	1 Space	
Cycle Parking	8 Spaces	

UNIT 1
32,003 ft²

UNIT 2
22,597 ft²

UNIT 3
25,445 ft²

UNIT 4
16,430 ft²

UNIT 5
12,814 ft²

UNIT 6
12,832 ft²

SPECIFICATION



50 kN/m²
FLOOR LOADING



9m CLEAR
HAUNCH HEIGHT



UNITS 1 & 2 CAN
BE COMBINED



10% ROOF
LIGHTS



150-375 kVA
POWER



SECURE YARD
TO UNIT 1

BANKES HEATH INDUSTRIAL PARK



SAT NAV BH11 8PL

WHAT3WORDS.COM/
SHADY.WOBBLING.PODS

Bournemouth	4 miles	12 mins
Poole	4 miles	15 mins
A31	5 miles	12 mins

M27	20 miles	33 mins
Salisbury	28 miles	56 mins
M3	30 miles	42 mins

Southampton	32 miles	54 mins
Portsmouth	50 miles	65 mins
Bristol	72 miles	135 mins

51% Larger than average concentration of residents that are in full-time employment.

Source : Google Maps. All times are approximate.

Source : 2021 Census.



A DEVELOPMENT BY



FOR ALL ENQUIRIES, PLEASE CONTACT THE JOINT AGENTS:

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The logo for Sibbett Gregory, featuring three yellow squares in a row above the text "sibbett gregory" in a lowercase, sans-serif font. To the right of the text is a yellow box containing the phone number "01202 661177" and the website "www.sibbettgregory.com".

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