



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

AVAILABLE
Q3 2026



IPIF | **MARICK**

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



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



BREEAM "EXCELLENT"
(Design stage assessment)



EPC "A"
(Targeted)



**EV CHARGING
POINTS**



**PHOTOVOLTAIC
ROOF PANELS**



**LOW ENERGY
LED LIGHTING**



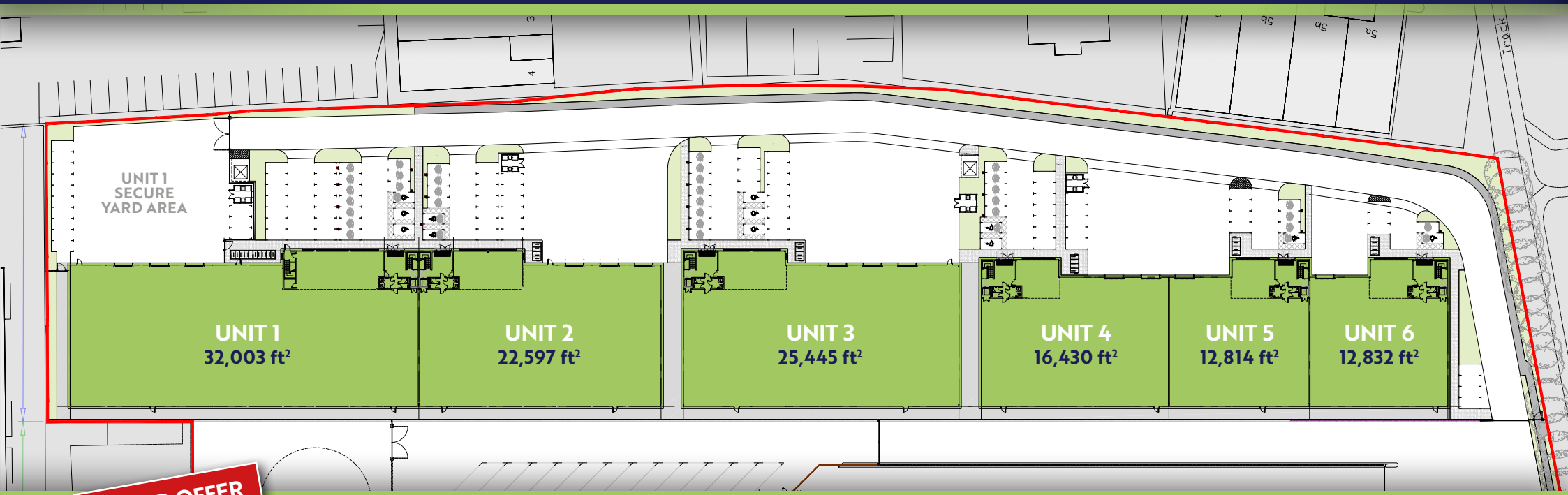
**COVERED
CYCLE PARKING**



**RECYCLED MATERIALS
& AGGREGATES**

TARGETING A CARBON NET ZERO DEVELOPMENT





UNDER OFFER

UNIT 1			UNIT 2			UNIT 3			UNIT 4			UNIT 5			UNIT 6		
	FT ² (GEA)	M ² (GEA)		FT ² (GEA)	M ² (GEA)		FT ² (GEA)	M ² (GEA)		FT ² (GEA)	M ² (GEA)		FT ² (GEA)	M ² (GEA)		FT ² (GEA)	M ² (GEA)
Warehouse	28,951	2,690	Warehouse	20,251	1,881	Warehouse	23,087	2,145	Warehouse	14,613	1,357	Warehouse	11,023	1,024	Warehouse	11,015	1,023
FF Office	3,052	283	FF Office	2,346	218	FF Office	2,358	219	FF Office	1,817	169	FF Office	1,791	166	FF Office	1,817	169
Total	32,003	2,973	Total	22,597	2,099	Total	25,445	2,364	Total	16,430	1,526	Total	12,814	1,190	Total	12,832	1,192
Clear Haunch Height	9m		Clear Haunch Height	9m		Clear Haunch Height	9m		Clear Haunch Height	9m		Clear Haunch Height	9m		Clear Haunch Height	9m	
Yard Depth	32m ★		Yard Depth	26m		Yard Depth	29m		Yard Depth	24m		Yard Depth	22m		Yard Depth	18m	
Loading Doors	3 Level Access		Loading Doors	3 Level Access		Loading Doors	3 Level Access		Loading Doors	2 Level Access		Loading Doors	1 Level Access		Loading Doors	1 Level Access	
Floor Loading	50 kN/m ²		Floor Loading	50 kN/m ²		Floor Loading	50 kN/m ²		Floor Loading	50 kN/m ²		Floor Loading	50 kN/m ²		Floor Loading	50 kN/m ²	
EV Charging	6 Points ★		EV Charging	3 Points		EV Charging	4 Points		EV Charging	3 Points		EV Charging	2 Points		EV Charging	1 Point	
Standard Car Parking	37 Spaces ★		Standard Car Parking	17 Spaces		Standard Car Parking	20 Spaces		Standard Car Parking	17 Spaces		Standard Car Parking	7 Spaces		Standard Car Parking	8 Spaces	
Disabled Parking	3 Spaces		Disabled Parking	2 Spaces		Disabled Parking	3 Spaces		Disabled Parking	2 Spaces		Disabled Parking	1 Space		Disabled Parking	1 Space	
Cycle Parking	20 Spaces ★		Cycle Parking	8 Spaces		Cycle Parking	8 Spaces		Cycle Parking	8 Spaces		Cycle Parking	8 Spaces		Cycle Parking	8 Spaces	



UNIT 6
12,832 ft²

UNIT 5
12,814 ft²

UNIT 4
16,430 ft²

UNIT 3
25,445 ft²

UNIT 2
22,597 ft²

UNIT 1
32,003 ft²





SAT NAV BH11 8FG

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



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