

UNDER CONSTRUCTION



MAGNA PARK

MAGNA ROAD | POOLE | BH11 9FA

**TWO NEW HIGH SPECIFICATION, SELF CONTAINED
DISTRIBUTION / PRODUCTION BUILDINGS**

MAGNA 20 21,966 SQ FT **MAGNA 30** 31,485 SQ FT

MAGNA 40 2.06 ACRES FOR SALE / D&B OPPORTUNITY 27,500 SQ FT

WELL CONNECTED FOR BUSINESS



<< A31 / M27

A348

POOLE / BOURNEMOUTH >>

<< WIMBORNE

A341 (MAGNA ROAD)

MAGNA10
SOLD TO
Country Fare

MAGNA30

MAGNA40
27,500 SQ FT
ON 2.06 ACRES

MAGNA20

<< MAGNA ROAD
PROVENCE ROAD

MAGNA50
LETTO
VolkerHighways

MAGNA60 & 70
SOLD

*Indicative CGI

MAGNA20



21,966 SQ FT
GIA INC. 1,622 SQ FT
OFFICE MEZZANINE



36M
SECURE YARD



36 CAR PARKING
SPACES



UP TO
240KVA
POWER SUPPLY



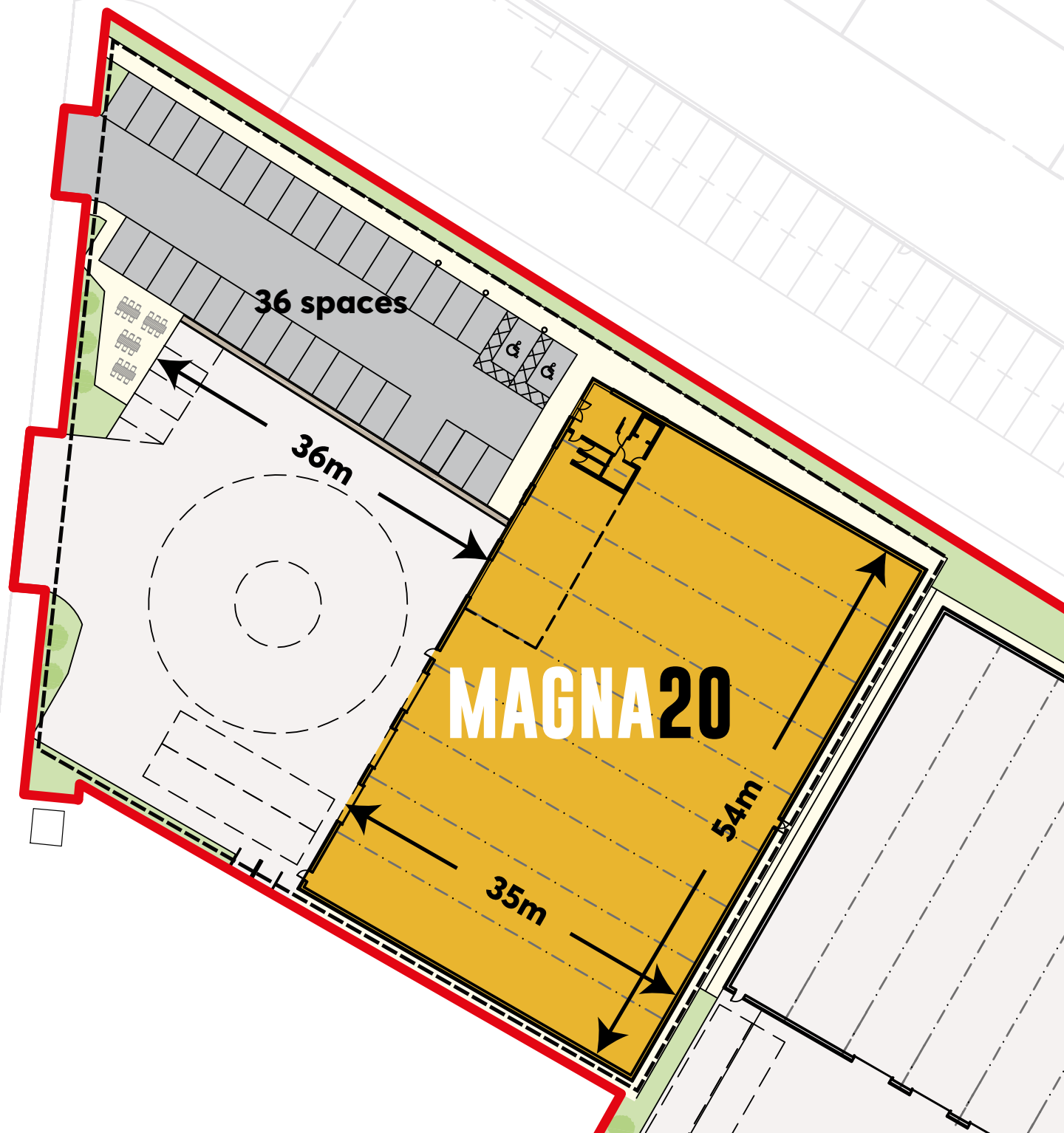
*Indicative CGI

MAGNA20

	Sq Ft	Sq M
Warehouse	20,344	1,890.0
First Floor Offices	1,622	150.7
Total GIA approx.	21,966	2,040.7

TECHNICAL SPECIFICATION

- | 36m Yard depth
- | 36 Car parking spaces
- | 240 KVA power supply
- | 10M Height to underside of haunch
- | Heating / cooling / opening windows
- | 50 kN/m² floor loading
- | Fully secured yard
- | 3 x Electric level entry roller shutter doors
- | BREEAM – target 'Very Good'
- | Cycle parking
- | Electric vehicle charging points
- | Photovoltaic panels - BESS Available
- | Full height atrium
- | Passenger lift



MAGNA30



31,485 SQ FT
GIA INC. 2,207 SQ FT
OFFICE MEZZANINE



46M
SECURE YARD



51 CAR PARKING
SPACES



UP TO
340KVA
POWER SUPPLY



*Indicative CGI

MAGNA30

Sq Ft Sq M

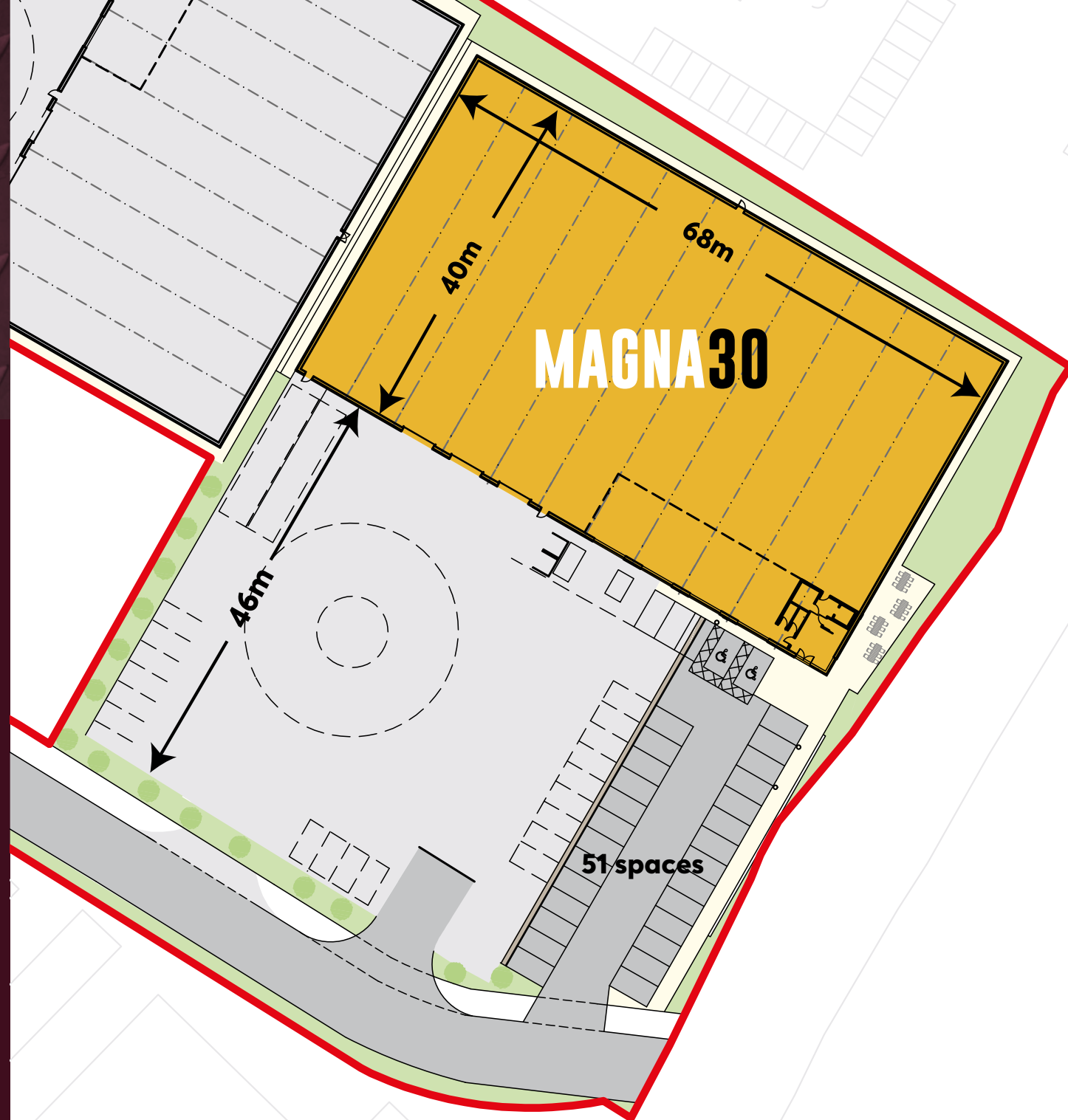
Warehouse 29,278 2,720.0

First Floor Offices 2,207 205.0

Total GIA approx. 31,485 2,925.0

TECHNICAL SPECIFICATION

- | 46m Yard depth
- | 51 Car parking spaces
- | 340 KVA power supply
- | 10M Height to underside of haunch
- | Heating / cooling / opening windows
- | 50 kN/m² floor loading
- | Fully secured yard
- | 3 x Electric level entry roller shutter doors
- | BREEAM – target Very Good
- | Cycle parking
- | Electric vehicle charging points
- | Photovoltaic panels - BESS Available
- | Full height atrium
- | Passenger lift





**10M HEIGHT TO
UNDERSIDE OF HAUNCH**



**FIRST
FLOOR OFFICES**



**HEATING / COOLING /
OPENING WINDOWS**

50KN/M²

**FLOOR
LOADING**



**FULLY
SECURE SITE**

3X

**ELECTRIC LEVEL ENTRY
ROLLER SHUTTER DOORS**

BREEAM[®]

**TARGET
VERY GOOD**



**BATTERY ENERGY
STORAGE SYSTEM**



**PLANNING FOR E (B1C LIGHT
INDUSTRIAL), B2 AND B8 USES**



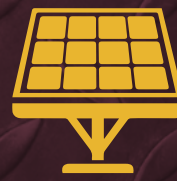
**ELECTRIC VEHICLE
CHARGING POINTS**



**CAR /
CYCLE PARKING**



**LOW SITE
COVERAGE**



**PHOTOVOLTAIC
PANELS**



**FULL HEIGHT
ATRIUM**



**PASSENGER LIFT
IN EACH BUILDING**



LOCATED WITHIN MINUTES OF THE A31 WHICH PROVIDES ACCESS TO THE M27/M3 MOTORWAY NETWORK AND THE MAJOR ROAD CONNECTIONS THROUGHOUT DORSET

LOCATION

Magna Park, Poole lies north of the Bournemouth / Poole conurbation, in between West Howe Industrial Estate and Ferndown Industrial Estate and within minutes of the A31 which provides access to Southampton and the national motorway network to the east and the A35 to the west.



Destination By Car	Distance	Time
A31	3 miles	9 mins
Bournemouth	6 miles	17 mins
Poole	6 miles	17 mins
M27	28 miles	41 mins
Southampton	31 miles	44 mins



Destination Ports	Distance	Time
Poole	6 miles	17 mins
Southampton	31 miles	44 mins
Portsmouth	52 miles	1 hr 19 mins
Bristol	79 miles	2 hrs 5 mins



Destination Airports	Distance	Time
Bournemouth	6 miles	14 mins
Southampton	33 miles	48 mins
London Heathrow	87 miles	1 hr 32 mins
London Gatwick	113 miles	1 hr 59 mins
Bristol	77 miles	2 hrs 4 mins

FURTHER INFORMATION

PLANNING

The site has B1 c light industrial, B2 and B8 planning consents.

LEASE

The buildings will be offered on full repairing and insuring leases for a term by arrangement subject to upwards only 5 yearly rent reviews.

RENT

On application.

VAT

All rents and outgoings are quoted exclusive of VAT at the prevailing rate.

EPC

Target EPC 'A' Rating.

SERVICE CHARGE

A service charge will be applicable for the maintenance and upkeep of the common areas.

ANTI MONEY

LAUNDERING

Tenants will be required to provide the usual information to satisfy the Anti-Money Laundering requirements when Heads of Terms are agreed.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

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