



MAGNA PARK

MAGNA ROAD | POOLE | BH11 9FA

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

MAGNA 20 21,966 SQ FT (2,040.7 SQ M) **MAGNA 30** 31,485 SQ FT (2,925.0 SQ M)

<< A31 / M27

<< WIMBORNE

A341

A348

POOLE / BOURNEMOUTH >>

MAGNA10
SOLD

MAGNA20

MAGNA30

*Indicative CGI



MAGNA20



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



36M
SECURE YARD



36 CAR PARKING
SPACES



240KVA
POWER SUPPLY



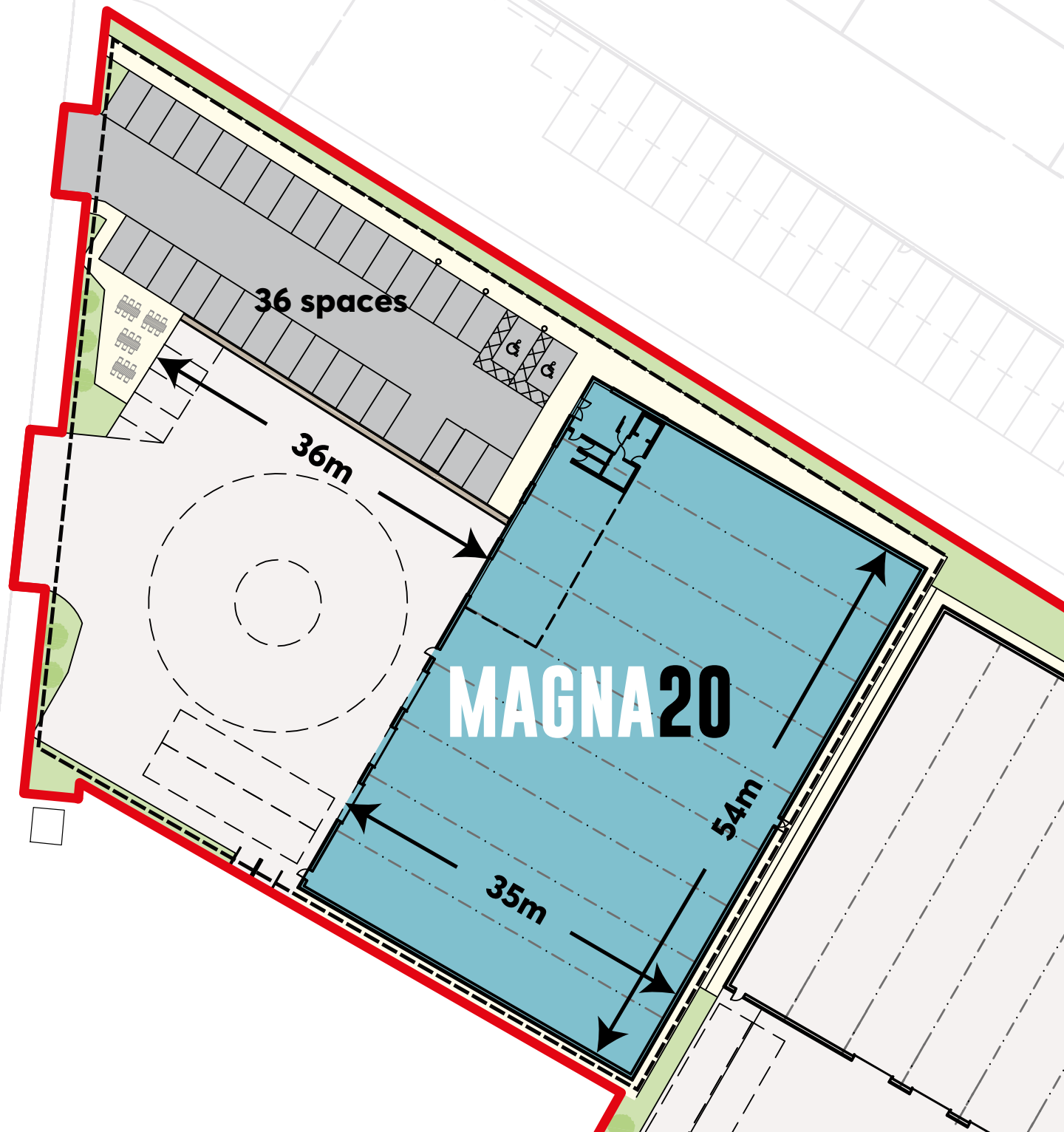
*Indicative CGI

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
- | VRF Heat / cooling / opening windows
- | 50 kN/m² floor loading
- | Fully secured yard
- | 3 x Electric level entry roller shutter doors
- | BREEAM – target 'Very Good'
- | Greywater harvesting
- | Cycle parking
- | Electric vehicle charging points
- | Photovoltaic panels
- | 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



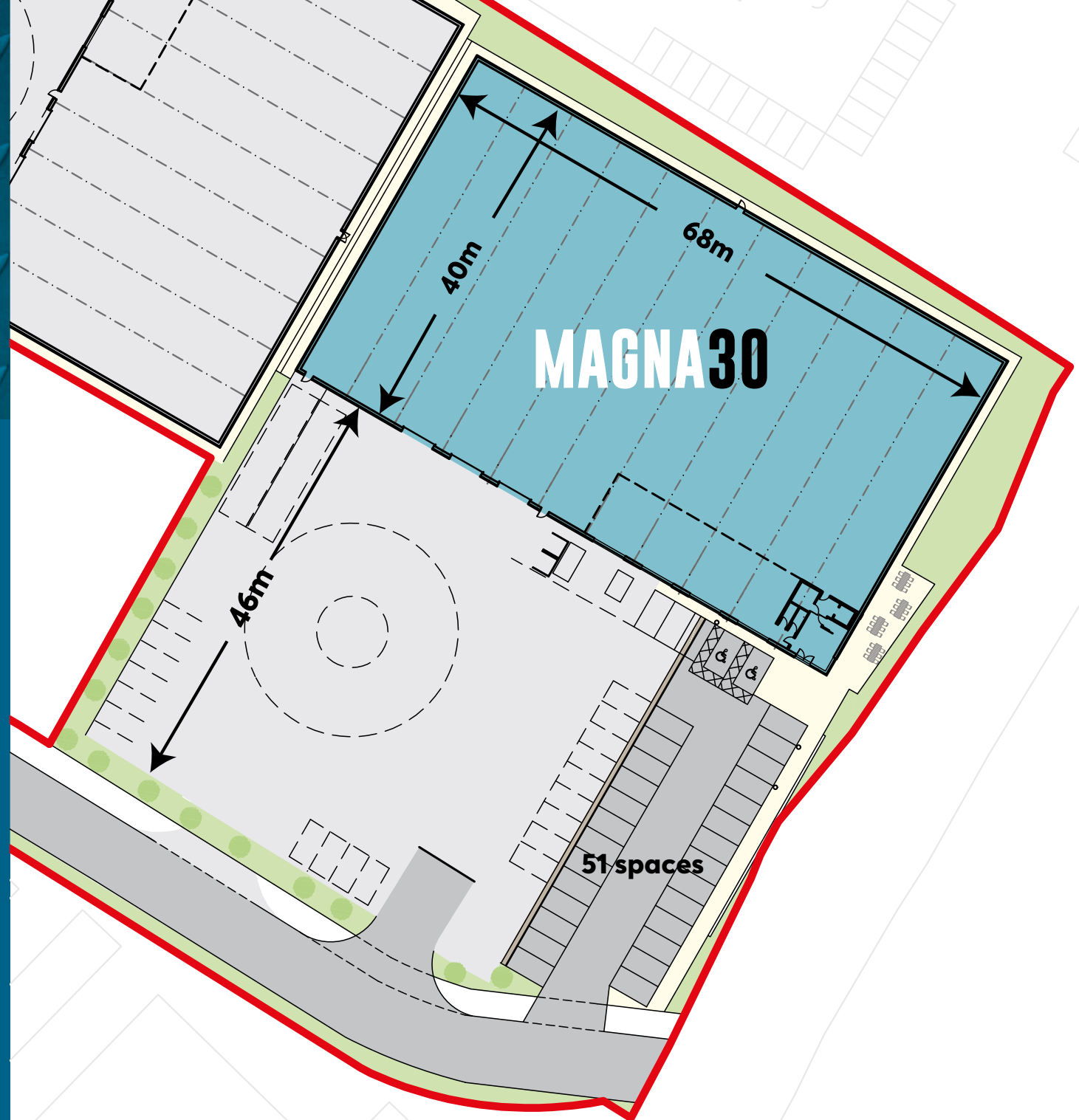
340KVA
POWER SUPPLY



*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
- | VRF Heat / cooling / opening windows
- | 50 kN/m² floor loading
- | Fully secured yard
- | 3 x Electric level entry roller shutter doors
- | BREEAM – target Very Good
- | Greywater harvesting
- | Cycle parking
- | Electric vehicle charging points
- | Photovoltaic panels
- | Full height atrium
- | Passenger lift



**10M HEIGHT TO
UNDERSIDE OF HAUNCH**



**FIRST
FLOOR OFFICES**



**VRF HEAT / COOLING
WITH OPENING WINDOWS**

50KN/M²

**FLOOR
LOADING**



**FULLY
SECURE SITE**

3X

**ELECTRIC LEVEL ENTRY
ROLLER SHUTTER DOORS**

BREEAM[®]

**TARGET
VERY GOOD**



**GREYWATER
HARVESTING**



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



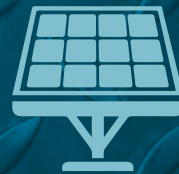
**ELECTRIC VEHICLE
CHARGING POINTS**



**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 scheme has full consent for E(g)(iii) (B1c light industrial), B2 and B8 uses.

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 outgoing 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.

AGENTS

**Lambert
Smith
Hampton**

02380 330 041

Dan Rawlings

drawlings@lsh.co.uk
07702 809 192

Luke Mort

lmort@lsh.co.uk
07591 384 236

**Vail
Williams**

01202 558 262
vailwilliams.com

Bryony Solan

BSolan@vailwilliams.com
07741 145 629

David Cowling

DCowling@vailwilliams.com
07740 611 100

**Howell
Commercial**

0117 251 0204
www.howellcommercial.com

Chris Howell

chris@howellcommercial.com
0117 251 0204

magnaparkpoole.co.uk

Disclaimer: Lambert Smith Hampton Group Limited, Vail Williams and Howell Commercial for themselves and for the seller or landlord of the property whose agents they are given notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH, Vail Williams, Howell Commercial or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of LSH, Vail Williams or Howell Commercial has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of LSH, Vail Williams, Howell Commercial or its employees or agents, LSH, Vail Williams or Howell Commercial will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH, Vail Williams or Howell Commercial. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH, Vail Williams and Howell Commercial shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters. Moose Studios 0117 950 8445 September 2023.