

M20

MAGNA PARK

MAGNA ROAD | POOLE | BH11 9FE



**EPC A+
RATING**



MAGNA20

A NEW HIGH SPECIFICATION, SELF CONTAINED DISTRIBUTION / PRODUCTION BUILDING
23,339 SQ FT (2,168.3 SQ M) ADDITIONAL 0.5 ACRE YARD AVAILABLE

WELL CONNECTED FOR BUSINESS

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<< A31/M27

<< WIMBORNE

A341 (MAGNA ROAD)

A348

POOLE / BOURNEMOUTH >>

MAGNA10
SOLD TO
Country Fare
foodservice

MAGNA30
TO LET / FOR SALE

MAGNA40
27,500 SQ FT ON 2.06 ACRES
TO LET / FOR SALE

MAGNA20
TO LET / FOR SALE

BUS STOP 11

MAGNA50
YARD SPACE
AVAILABLE
0.5 ACRE TO LET

MAGNA60 & 70
SOLD

<< MAGNA ROAD
PROVENCE ROAD

MAGNA20

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23,339 SQ FT

GEA INC. 1,919 SQ FT
FIRST FLOOR OFFICES



36 METRE

SECURE YARD



10 METRE

MINIMUM
EAVES HEIGHT



UP TO 240KVA

POWER SUPPLY



**PV SOLAR
ARRAY**

& BATTERY STORAGE



EPC A+ RATING

ENERGY
PERFORMANCE

SPEC

MAGNA20 Sq Ft (GEA) Sq M (GEA)

Warehouse	21,420	1,990.0
First Floor Offices	1,919	179.2
Total GEA approx.	23,339	2,168.3

TECHNICAL SPECIFICATION

- | 36m Yard depth
- | 36 Car parking spaces
- | 240 KVA power supply
- | 10M Height to underside of haunch
- | BREEAM "Very Good" Rating
- | Heating / cooling / opening windows
- | 50 kN/m2 floor loading
- | Fully secured yard
- | 3 x Electric level entry roller shutter doors
- | EPC A+ rating
- | Cycle parking
- | Electric vehicle charging points
- | Photovoltaic panels with battery storage
- | Full height atrium
- | Passenger lift
- | Fully fitted first floor offices with air conditioning, perimeter trunking with cabling and kitchenette facilities.

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THE FINER **DETAIL**



10M HEIGHT TO
UNDERSIDE OF HAUNCH



EPC
A+ RATING



PHOTOVOLTAIC
PANELS



FIRST FLOOR
FITTED OFFICES

50KN/M²

FLOOR LOADING



PLANNING FOR CLASS E (BIC LIGHT
INDUSTRIAL), B2 AND B8 USES

3X

ELECTRIC LEVEL ENTRY
ROLLER SHUTTER DOORS



FULLY
SECURE SITE



ELECTRIC VEHICLE
CHARGING POINTS



CAR /
CYCLE PARKING



BATTERY ENERGY
STORAGE SYSTEM



FULL HEIGHT
ATRIUM



HEATING / COOLING /
OPENING WINDOWS



LOW SITE
COVERAGE



PASSENGER
LIFT

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PERFECT PROPORTIONS

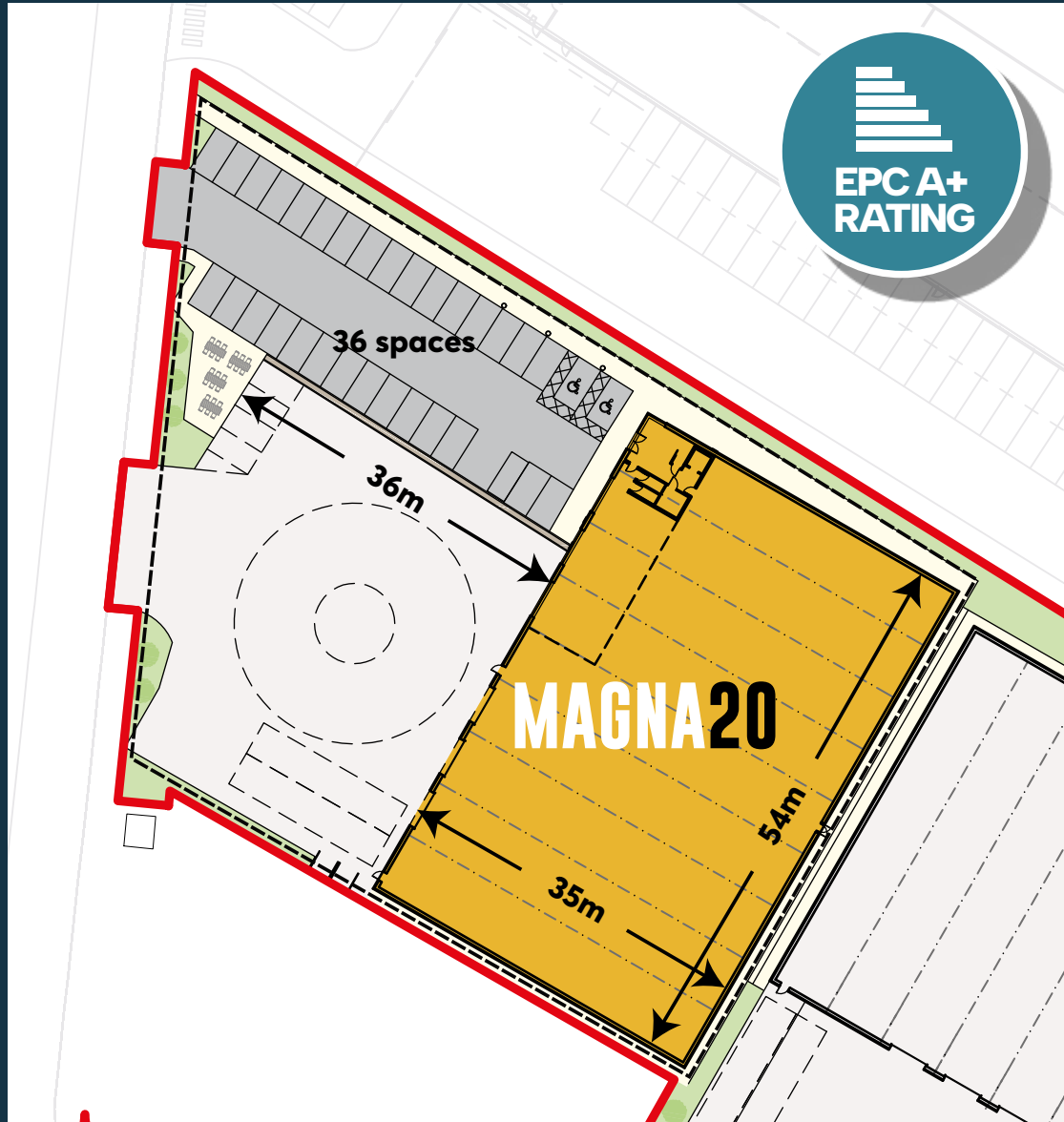


THE SITE

MAGNA PARK

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Low Site Coverage
and Strong
ESG credentials



IDEALLY LOCATED

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 planning for Class E (B1c light industrial), B2 and B8 planning consents.

LEASE Available by way of a full repairing and insuring lease for a term by arrangement subject to upwards only 5 yearly rent reviews.

RENT On application.

SALE consideration will be given to a freehold sale of the building.

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

EPC EPC 'A+' Rating.

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

ANTI MONEY

LAUNDERING Any tenant or purchaser will be required 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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