

ONLY
3 UNITS
REMAINING!



HORIZON PARK

INNOVATION CLOSE POOLE, DORSET BH12 4FQ

A new development
of warehouse/
distribution units

Unit sizes from
3,831-9,273 sq ft
Freehold/Leasehold

84%
SOLD/UNDER
OFFER

www.horizonparkpoole.co.uk

HORIZON

PARK

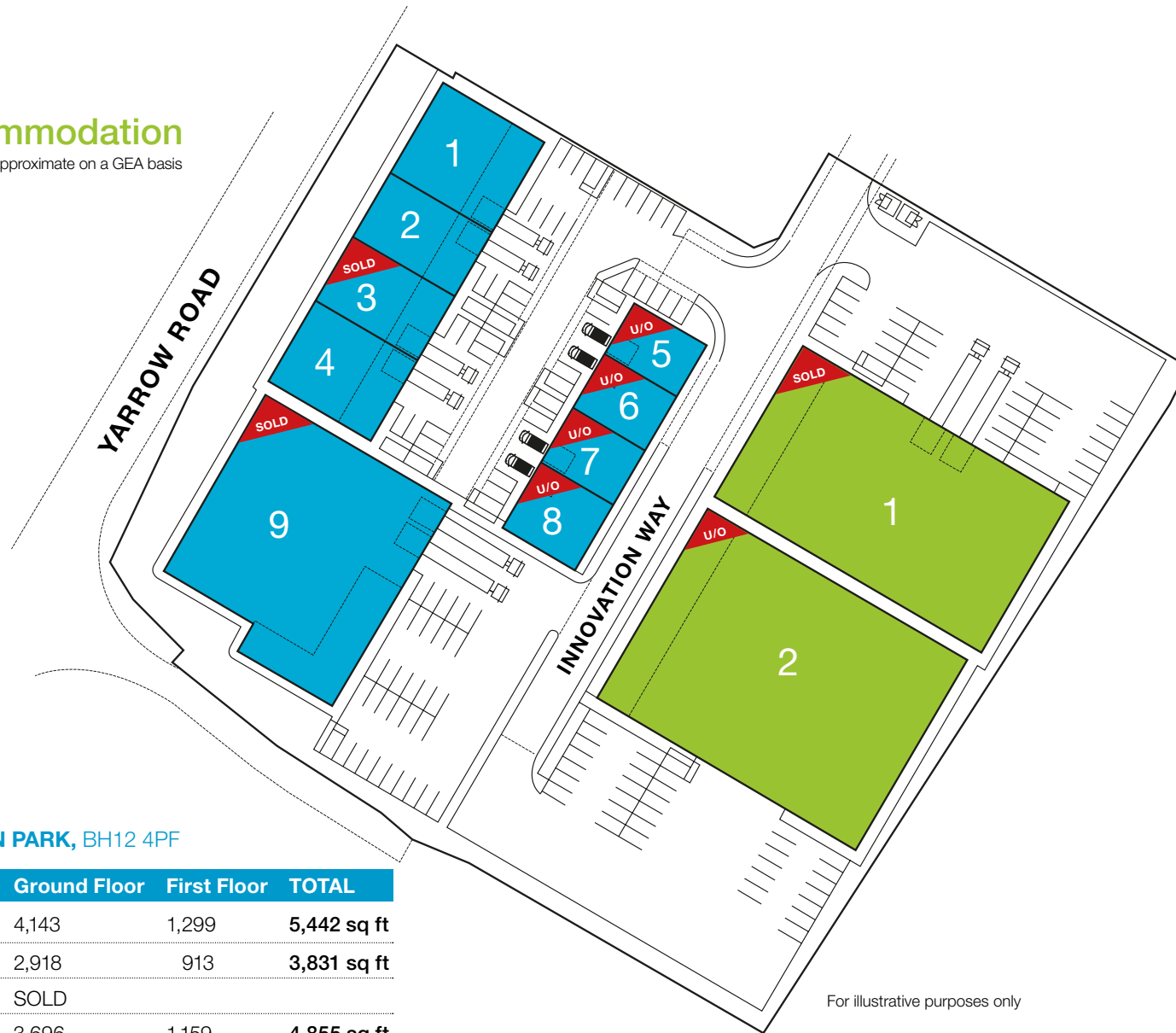
A prominent new speculative development comprising 11 warehouse/distribution units available Spring 2019.



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Accommodation

All areas are approximate on a GEA basis



HORIZON PARK, BH12 4PF

	Ground Floor	First Floor	TOTAL
Unit 1	4,143	1,299	5,442 sq ft
Unit 2	2,918	913	3,831 sq ft
Unit 3	SOLD		
Unit 4	3,696	1,159	4,855 sq ft
Unit 5	UNDER OFFER		
Unit 6	UNDER OFFER		
Unit 7	UNDER OFFER		
Unit 8	UNDER OFFER		
Unit 9	SOLD		

INNOVATION WAY, BH12 4FQ

	Ground Floor	First Floor	TOTAL
Unit 1	SOLD		
Unit 2	UNDER OFFER		

Specification

Units 1-4 Horizon Park

- 6.5m clear internal height
- Full height loading doors
- 37.5kN sq m minimum floor loading
- 15% warehouse roof lights
- First floor concrete mezzanines for storage or fitting out as offices
- Units 1 and 2 can be combined to create 9,273 sq ft

Planning use

The scheme has consent for B8 use.

Local Occupiers

- Ford
- VW Breeze Motor Company
- Jewson
- Tower Retail Park
- Autoglass
- Topps Tiles
- B&M
- McDonalds
- GSF Car Parts
- Toolstation
- Tesco
- Ryvita
- Frankie & Benny's

HORIZON

PARK

More information available through the joint selling agents:

Lambert Smith Hampton

023 8033 0041
www.lsh.co.uk

Adrian Whitfield
tel: 07901 558730
awhitfield@lsh.co.uk

goadsby
01202 550000
goadsby.com

Chris Wilson
tel: 07968 299407
chris.wilson@goadsby.com

Development by:

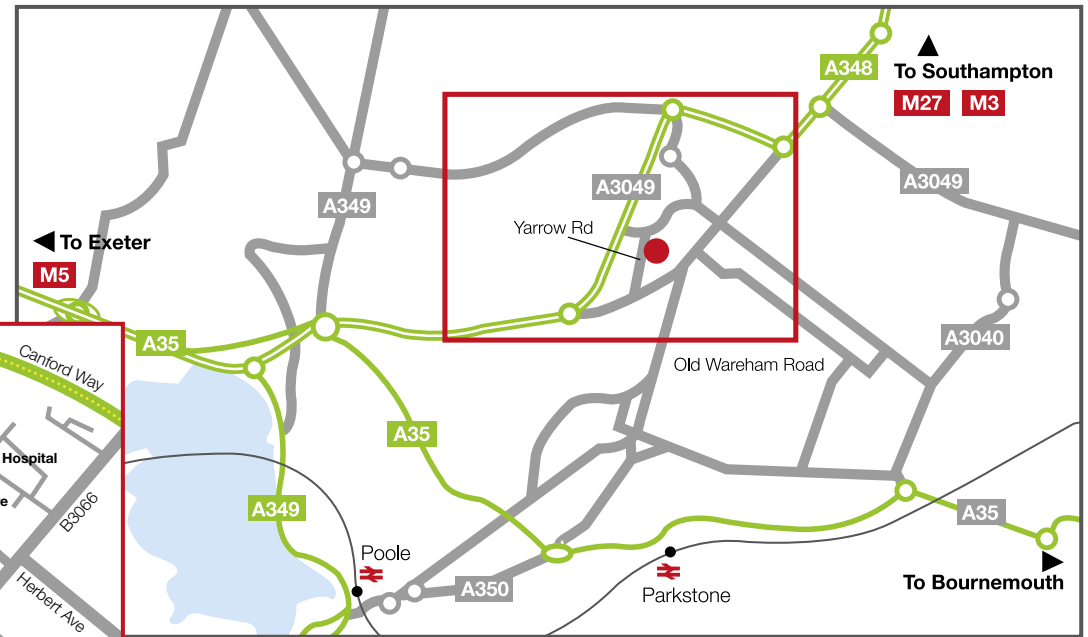
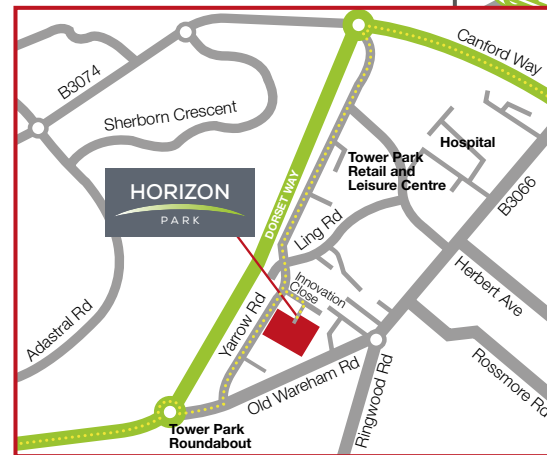
Chancerygate

Richard Lord
tel: 07917 094335
rlord@chancerygate.com

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Travel distances

Bournemouth	4.7 miles
Poole Docks	6.4 miles
M27 Junction 1	32 miles
Southampton	36 miles
Bristol	70 miles
London	100 miles



Location

Horizon Park is located on Innovation Close, prominently overlooking Yarrow Road. Yarrow Road provides access to A3049 Ringwood Road via Old Wareham Road and Canford Way. The A3049 provides access to Junction 1 of the M27 via the A348 and A31. Horizon Park is located opposite Homebase and B&M, the site is also in close proximity to Tower Retail Park. Poole Station and Parkstone Station are both located 2.9 miles away providing direct access to London Waterloo. Bournemouth Airport is located approximately 8 miles to the North East.



Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. May 2019. 11382.05/19