

AVAILABLE  
Q4 2018



# HORIZON PARK

## INNOVATION CLOSE POOLE, DORSET BH12 4QA

A new development  
of warehouse/  
distribution units

Unit sizes from  
1,677-24,830 sq ft  
Freehold/Leasehold

**46%**  
**ALREADY**  
**UNDER OFFER**

[www.horizonparkpoole.co.uk](http://www.horizonparkpoole.co.uk)



# HORIZON

PARK

A prominent new speculative development comprising 11 warehouse/distribution units available Quarter 4 2018.



[www.horizonparkpoole.co.uk](http://www.horizonparkpoole.co.uk)

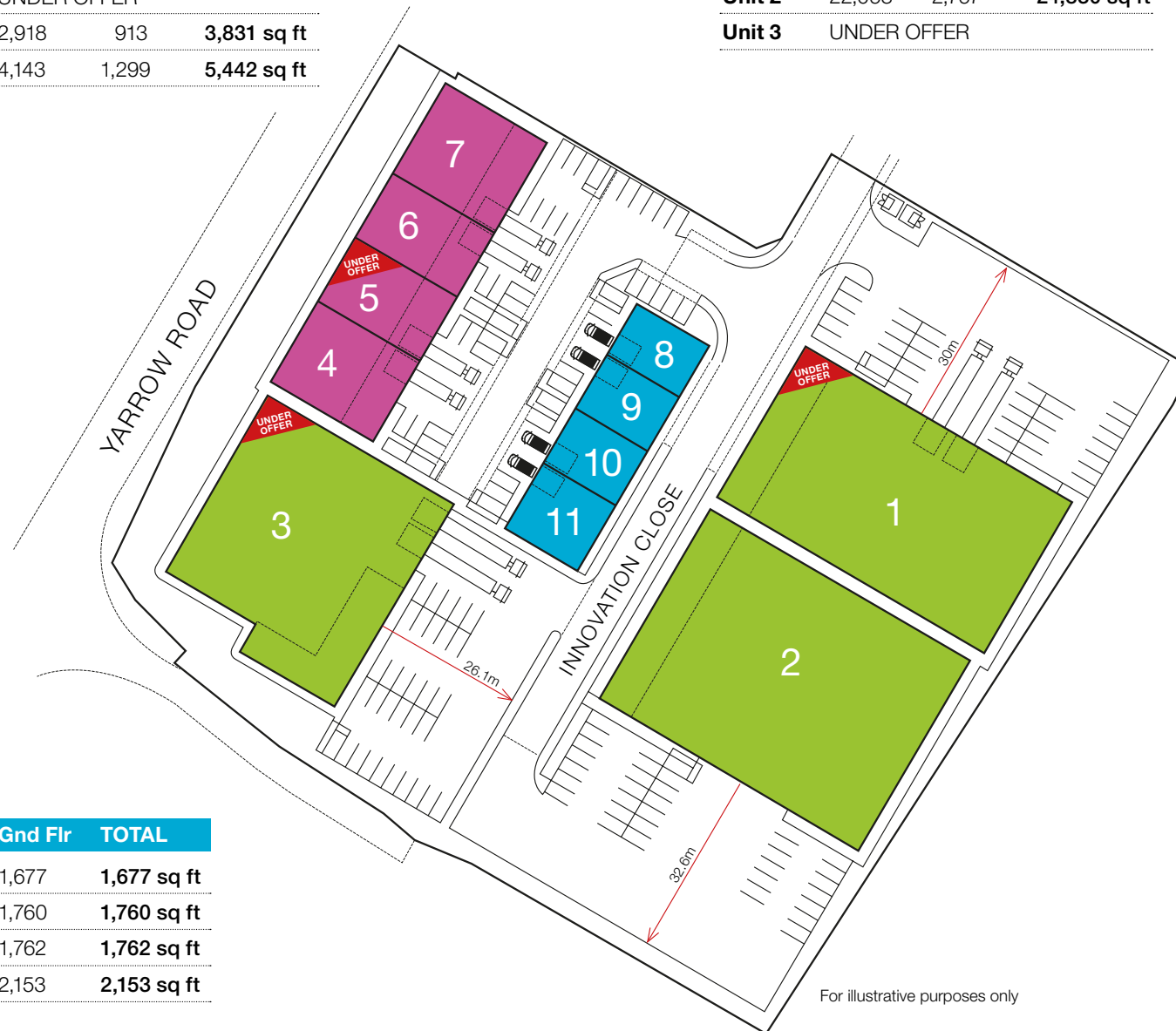
Computer generated images for illustration only

## Accommodation

All areas are approximate on a GEA basis

	Gnd Flr	1st Flr	TOTAL
<b>Unit 4</b>	3,696	1,159	<b>4,855 sq ft</b>
<b>Unit 5</b>	UNDER OFFER		
<b>Unit 6</b>	2,918	913	<b>3,831 sq ft</b>
<b>Unit 7</b>	4,143	1,299	<b>5,442 sq ft</b>

	Gnd Flr	1st Flr	TOTAL
<b>Unit 1</b>	UNDER OFFER		
<b>Unit 2</b>	22,063	2,767	<b>24,830 sq ft</b>
<b>Unit 3</b>	UNDER OFFER		



	Gnd Flr	TOTAL
<b>Unit 8</b>	1,677	<b>1,677 sq ft</b>
<b>Unit 9</b>	1,760	<b>1,760 sq ft</b>
<b>Unit 10</b>	1,762	<b>1,762 sq ft</b>
<b>Unit 11</b>	2,153	<b>2,153 sq ft</b>

## Specification

### Units 1, 2 & 3

- 8.5m clear internal height
- 2 full height loading doors per unit
- 37.5 kN sq m minimum floor loading
- 15% warehouse roof lights
- Secure yard
- First floor concrete mezzanines for storage or fitting out as offices

### Units 4-11

- 6.5m clear internal height
- Full height loading doors
- 37.5 kN sq m minimum floor loading
- 15% warehouse roof lights
- First floor concrete mezzanines for storage or fitting out as offices (only for units 4-7)

## Planning use

The scheme has consent for B8 use.

## Local Occupiers

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

For illustrative purposes only

# 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

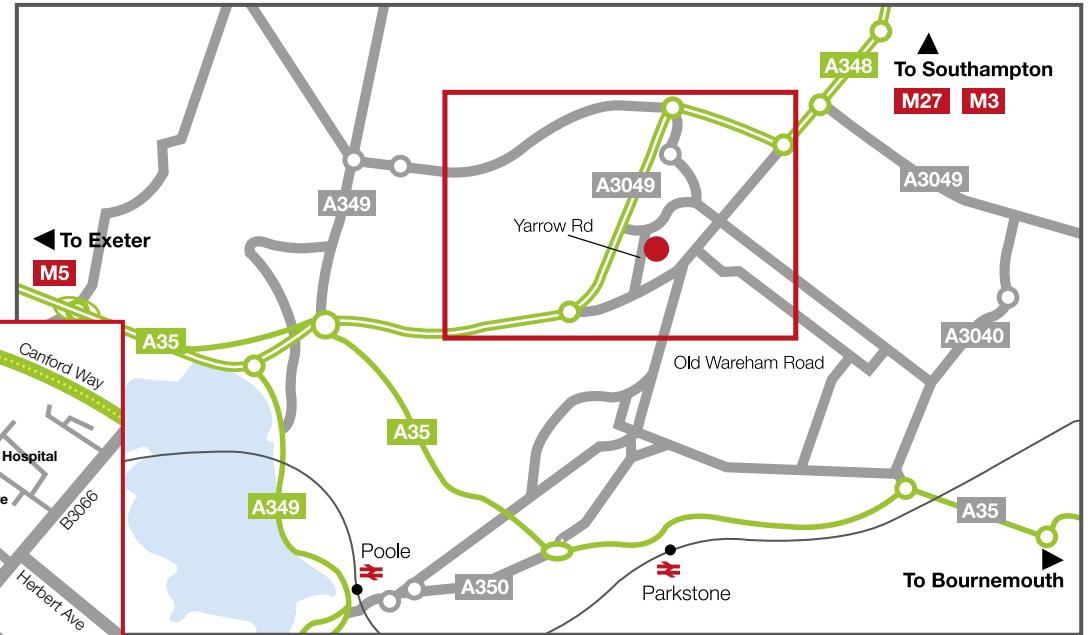
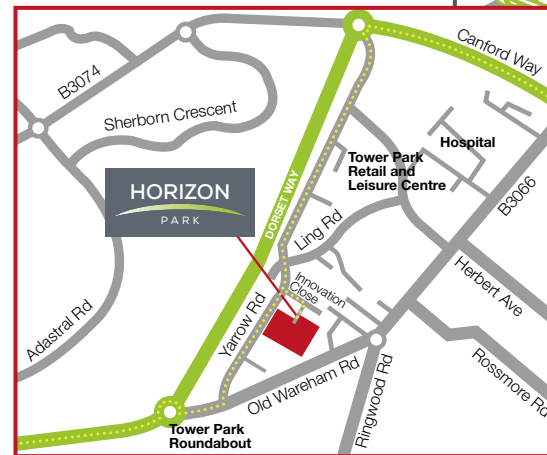
Development by:

**Chancerygate**

**Richard Lord**  
tel: 07917 094335  
rlord@chancerygate.com

## 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. November 2018.

www.horizonparkpoole.co.uk