

Rents from only £8\* PSF.

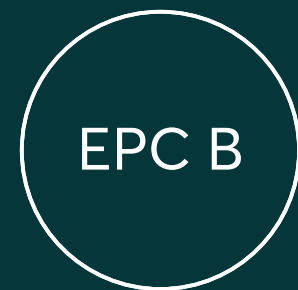
\*Subject to terms.

ELLIOTT ROAD, BOURNEMOUTH BH11 8JJ  
///BUILT.FLUX.PROM

THREE INDUSTRIAL UNITS AVAILABLE  
INDIVIDUALLY OR COMBINED

UNIT 5A EAST: 7,211 SQ FT (669.9 SQ M)  
UNIT 5B EAST:  
UNIT 5B WEST: 4,061 SQ FT (377.3 SQ M)

Newly Refurbished Units.



Full external and internal refurbishment including new roofs.

EPC B rating.

Warehousing that Works.



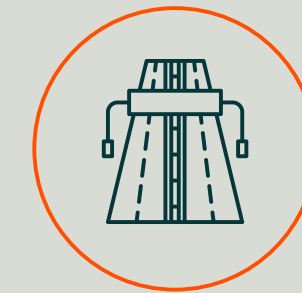
# Why choose Roundways Industrial Estate?



Bournemouth Airport and the town centre are just under 6 miles from the estate, ensuring great connectivity for staff and logistics.



Roundways Industrial Estate offers nearby local amenities within a short walking distance, making it a convenient base for business.

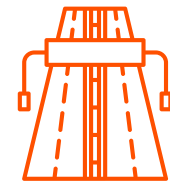


A348 Ringwood Road is located just 0.5 miles away, providing seamless road access to the A35 and wider road networks.



Warehousing that Works.

# You're well-connected.



## MAJOR ROADS

A348	0.5 miles
A35	4.8 miles
A31	5.8 miles
M27	20.3 miles



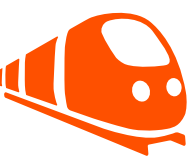
## CITIES/MAJOR TOWNS

Bournemouth	5.2 miles
Poole	7.4 miles
Lymington	25.1 miles
Southampton	31 miles
Weymouth	35.1 miles



## AIRPORTS

Bournemouth Airport	5.6 miles
Southampton Airport	31.4 miles
Bristol Airport	69 miles
Exeter Airport	77.7 miles



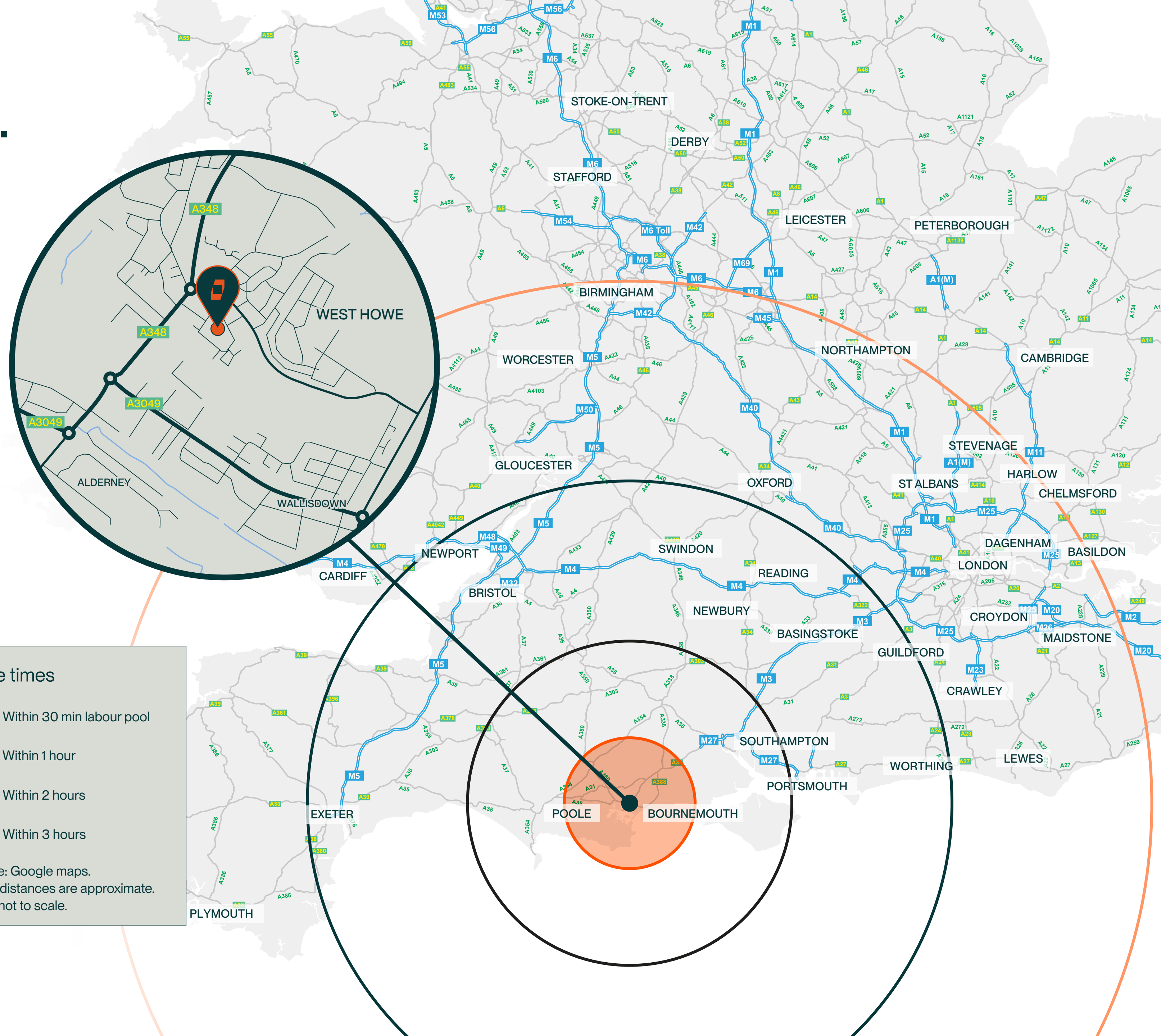
## RAIL STATIONS

Parkstone Station	3.8 miles
Bournemouth Station	4.8 miles
Christchurch Station	9.8 miles

Drive times

- Within 30 min labour pool
- Within 1 hour
- Within 2 hours
- Within 3 hours

Source: Google maps.  
Travel distances are approximate.  
Maps not to scale.



# Schedule of accommodation.

	UNIT 5A EAST	UNIT 5B EAST	UNIT 5B WEST
WAREHOUSE	7,211 SQ FT (669.9 SQ M)		4,061 SQ FT (377.3 SQ M)
ROLLER SHUTTER DOORS	2		1
EAVES HEIGHT	5M		5M
<b>TOTAL</b>	<b>11,272 SQ FT (1,047.2 SQ M)</b>		

All floor areas are approximate gross internal areas.  
Units available individually or combined.



On-site parking



3-phase power



Integral offices



LED lighting



EPC B rating



W/C facilities



Flexible space



Newly refurbished



Warehousing that Works.



# Unit plan.



Unit plan is indicative.

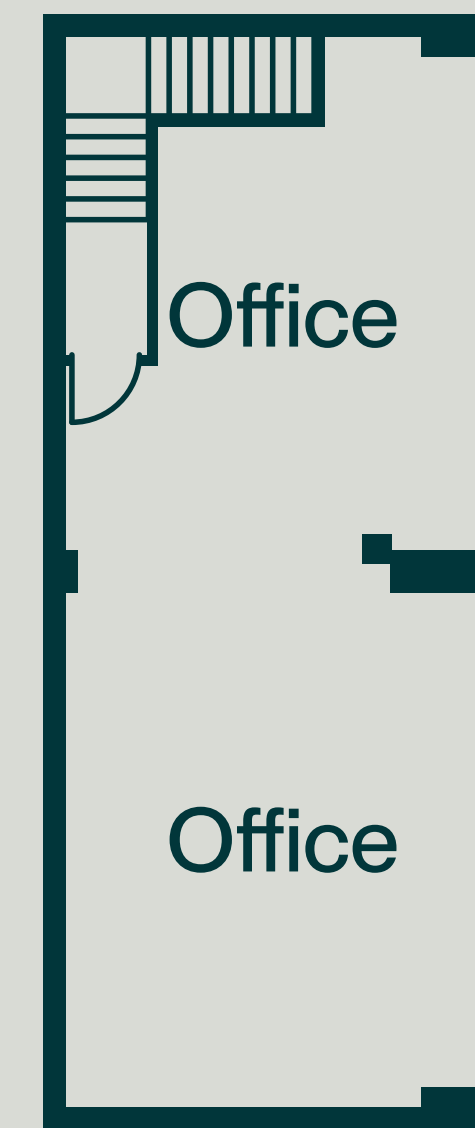


Warehousing that Works.

# Unit 5B West plan.



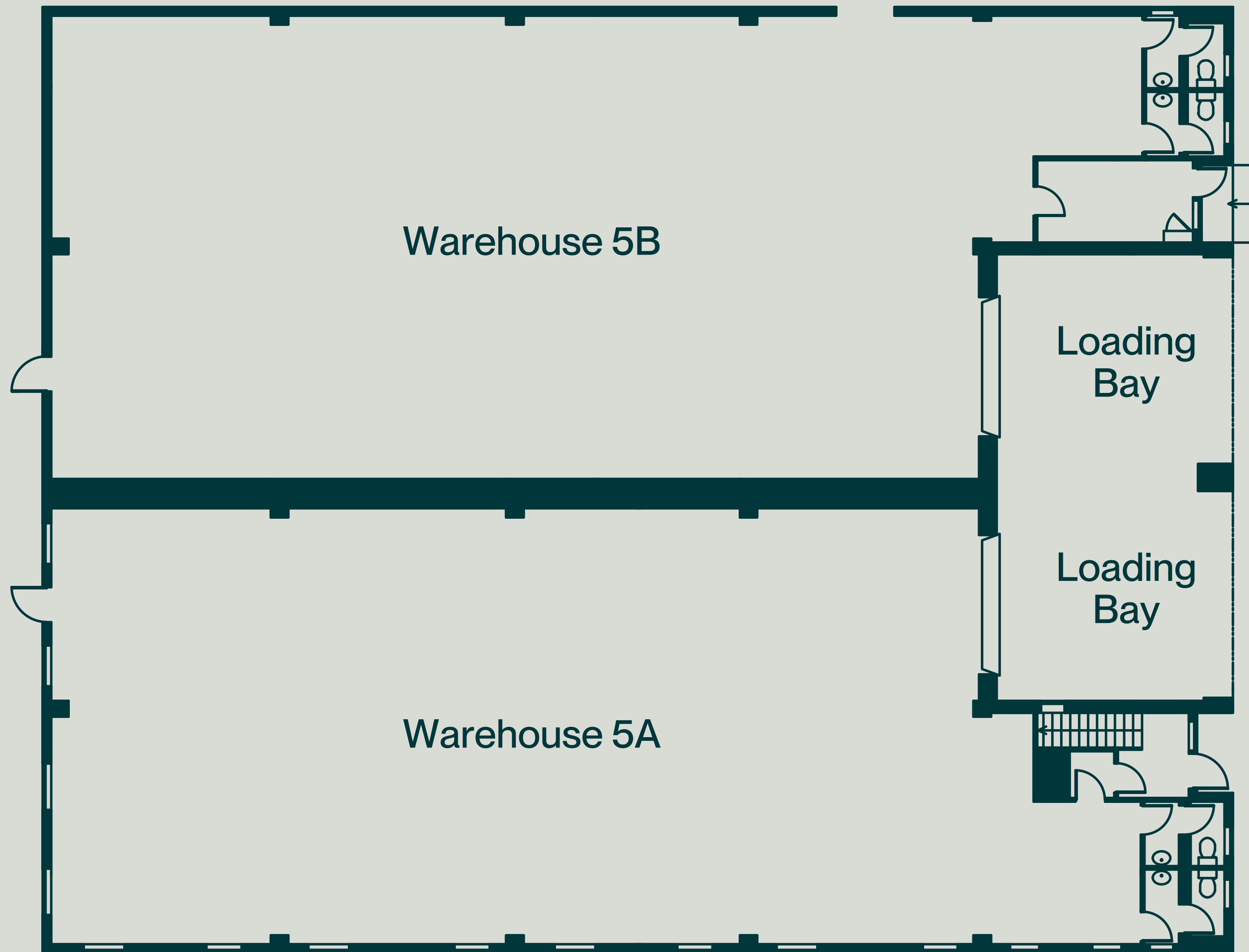
Ground floor



First floor

Unit plan is indicative.

# Unit 5A-5B East plan.



First floor

Unit plan is indicative.


Ground floor





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