

wilstead industrial park

WILSTEAD ■ BEDFORD ■ MK45 3PD



Trade Counter, Business & Industrial / Warehouse Units
2,000 – 45,000 sq ft **TO LET**

- Core M1 industrial location
- Grade A modern industrial units
- M1 (J13) and A1 approx. 10 mins away
- Secure gated industrial estate
- New build options available
- Part of Wixams regeneration area

BEDFORD

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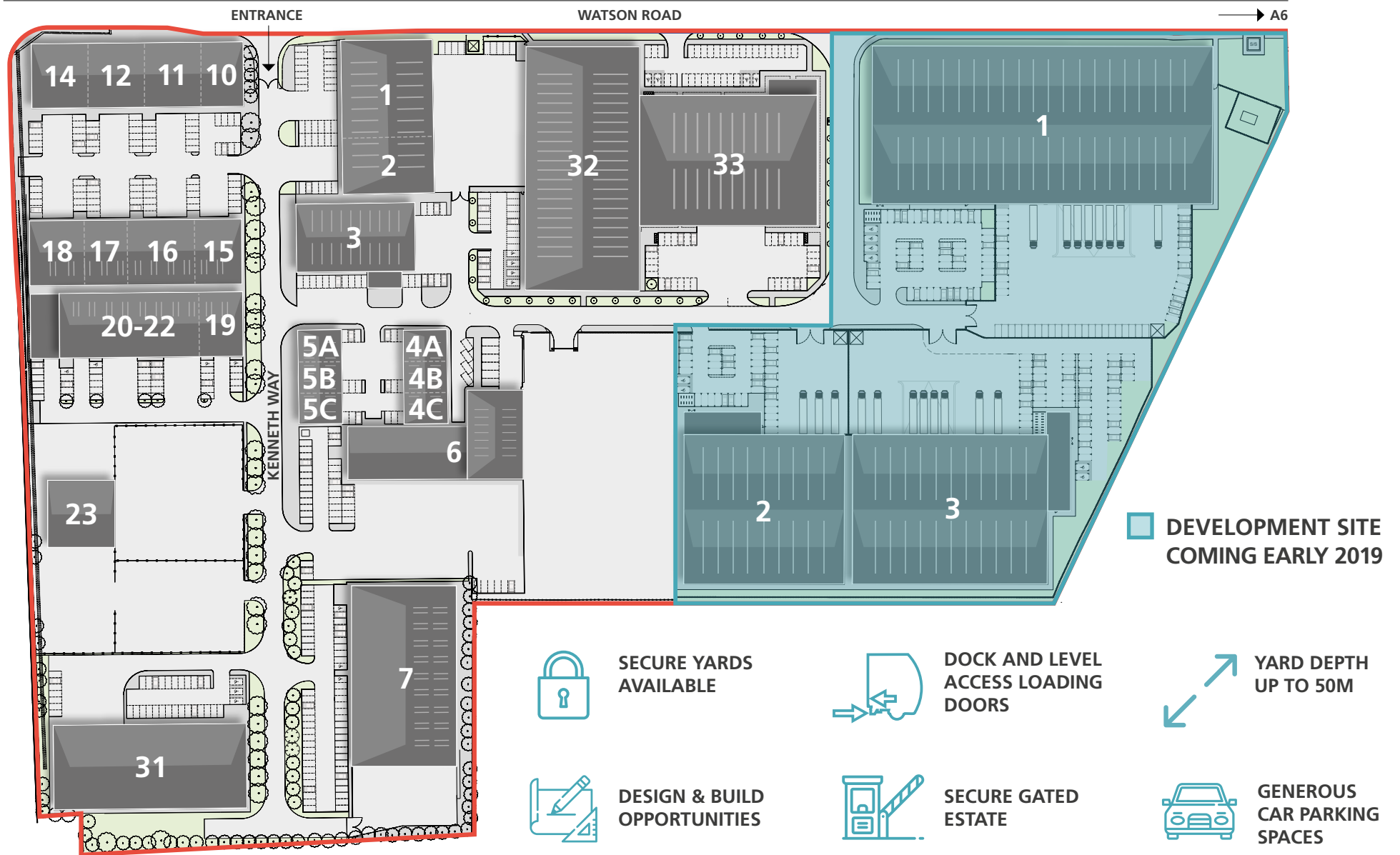


WILSTEAD INDUSTRIAL PARK is a secure gated 28 acre site which provides a variety of industrial and warehouse accommodation from starter units to corporate headquarters. Units range from 2,000 sq ft (185.8 sq m) to 45,000 sq ft (4,180.6 sq m) within an attractive landscaped environment.

In addition, new build units from 30,000 to 175,000 sq ft will be available in early 2019.

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SITE MAP



INDICATIVE LAYOUT

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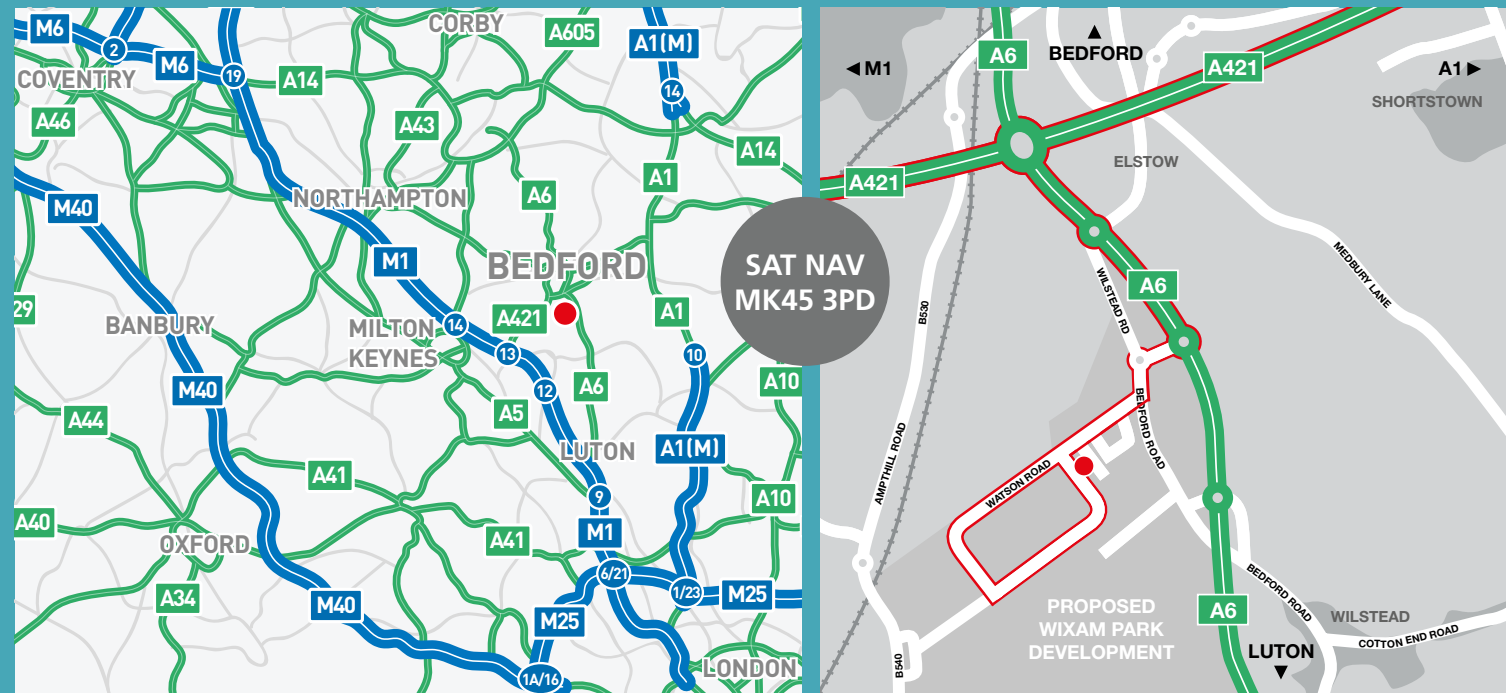


COMMUNICATIONS

| | |
|---------------|-----------|
| A421 | 1 mile |
| Bedford | 3.5 miles |
| M1 J13 | 9 miles |
| A1 | 11 miles |
| Milton Keynes | 16 miles |
| Luton | 16 miles |
| A14 | 22 miles |
| M25 | 32 miles |
| London | 55 miles |

LOCATION

Wilstead Industrial Park sits in an excellent location approximately 1 mile south of the A421, to the south of Bedford with very fast dual carriageway access to M1 J13 (9 miles) and the A1(11 miles) at the Black Cat roundabout.



FURTHER INFORMATION

For more information and a full proposal, please contact:

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