

# wilstead industrial park

WIXAMS ■ BEDFORD ■ MK45 3PD

CANMOOR



TWO BRAND NEW UNITS READY FOR  
IMMEDIATE OCCUPATION  
UNIT 2 LET TO  
Holdsworth  
FOODS

## Brand New Warehouse / Industrial Units 40,058 - 83,076 sq ft **TO LET**

ADJACENT TO NEW  
DISTRIBUTION CENTRES:



- Core M1 industrial location
- Located just off the A6
- Part of Wixams Regeneration Area

- Grade A warehouse / industrial units
- Secure gated industrial estate
- Available now

# BEDFORD

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**WILSTEAD INDUSTRIAL PARK** is 28 acres with 250,000 of existing space. The new development consists of three units totalling 169,940 sq ft.

## ACCOMMODATION (GIA)

UNIT 1	SQ FT	SQ M
Warehouse	75,991	7,059.8
Offices	7,085	658.2
<b>Total</b>	<b>83,076</b>	<b>7,718</b>

Car Parking Spaces 53  
Additional Spaces 79

UNIT 2	SQ FT	SQ M
Warehouse	42,267	3,921.2
Offices	7,598	427.2
<b>Total</b>	<b>46,806</b>	<b>4,348.4</b>

Car Parking Spaces 75  
Additional Spaces 10

UNIT 3	SQ FT	SQ M
Warehouse	36,879	3,426.2
Offices	3,179	295.3
<b>Total</b>	<b>40,058</b>	<b>3,721.5</b>

Car Parking Spaces 33  
Additional Spaces 24

<b>Total</b>	<b>169,940</b>	<b>15,787.9</b>
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# BEDFORD



24/7 HOURS OF OPERATION



EXCELLENT PARKING RATIO



PLANNING FOR B2 & B8 USE



40-50M YARD DEPTHS



EXCELLENT FLOOR LOADING  
50kN/M<sup>2</sup>



CLEAR HEIGHT  
UNIT 1 - 11M  
UNIT 3 - 10M



DOCK LEVELLERS AND LEVEL LOADING DOORS



HIGH QUALITY OFFICES



GOOD SECURE SITE



NEW SUB STATION

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## COMMUNICATIONS



### MOTORWAYS

A6	0.5 miles
A421	1.5 miles
M1 J13	10 miles
A1	11 miles
M25	32 miles

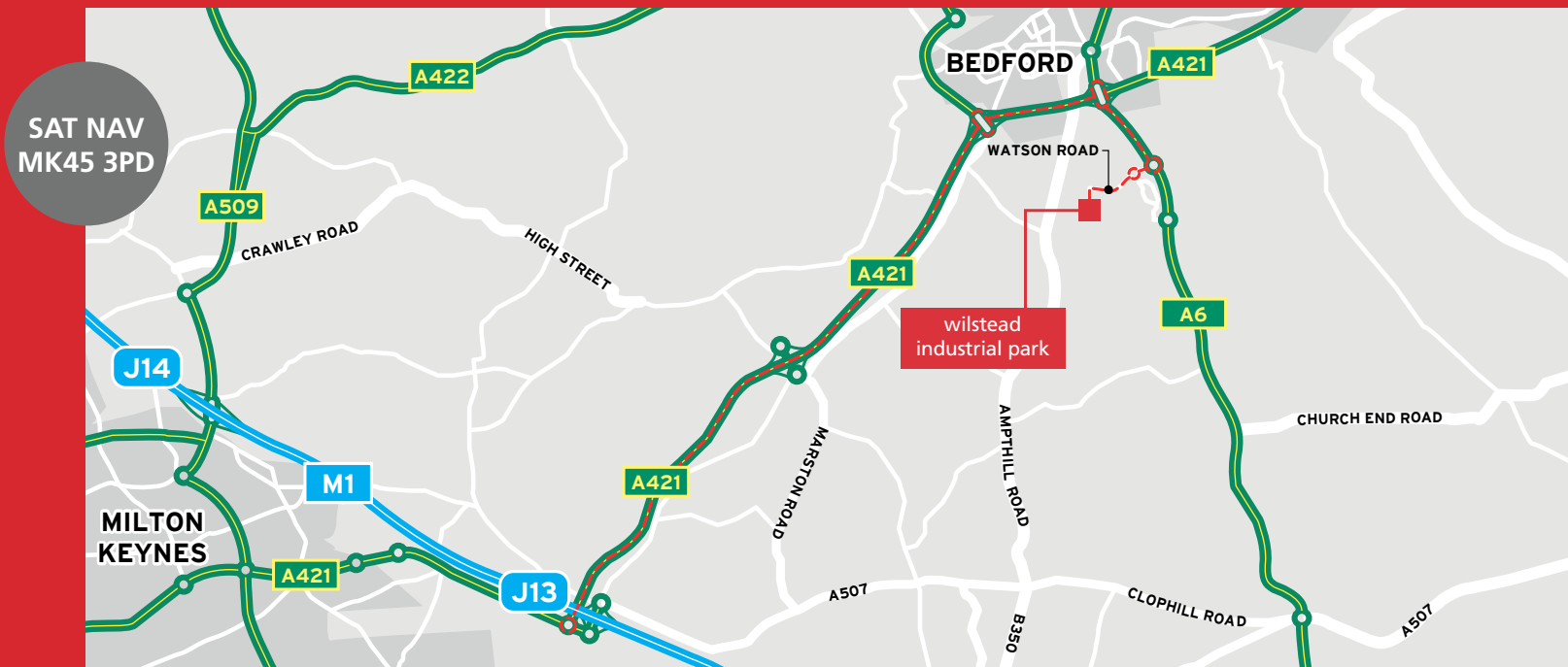


### TOWNS/CITIES

Bedford	3.5 miles
Luton	16 miles
Milton Keynes	15 miles
London	50 miles

## LOCATION

Wilstead Industrial Park sits in an excellent location approximately 1 mile south of the A421 along the A6, to the west of Bedford with very fast dual carriageway access to M1 J13 (10 miles) and the A1 (11 miles) at the Black Cat roundabout.



## FURTHER INFORMATION

For further information please contact the joint sole agents.

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