

wilstead industrial park

WILSTEAD ■ BEDFORD ■ MK45 3PD

CANMOOR



Trade Counter, Business & Industrial / Warehouse Units 2,000 - 83,000 sq ft **TO LET**

- Core M1 industrial location
- M1 (J13) and A1 approx. 10 mins away
- Modern warehouse / industrial units
- Part of Wixams regeneration area
- Planning for B1, B2 & B8 uses
- Secure gated industrial estate

ADJACENT TO NEW
DISTRIBUTION CENTRES:



ASDA

Holdsworth
FOODS

Sainsbury's



BEDFORD

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DOCK AND LEVEL
ACCESS LOADING DOORS



EXCELLENT
CONNECTIVITY



GOOD LOCAL
LABOUR POOL



SECURE GATED
ESTATE



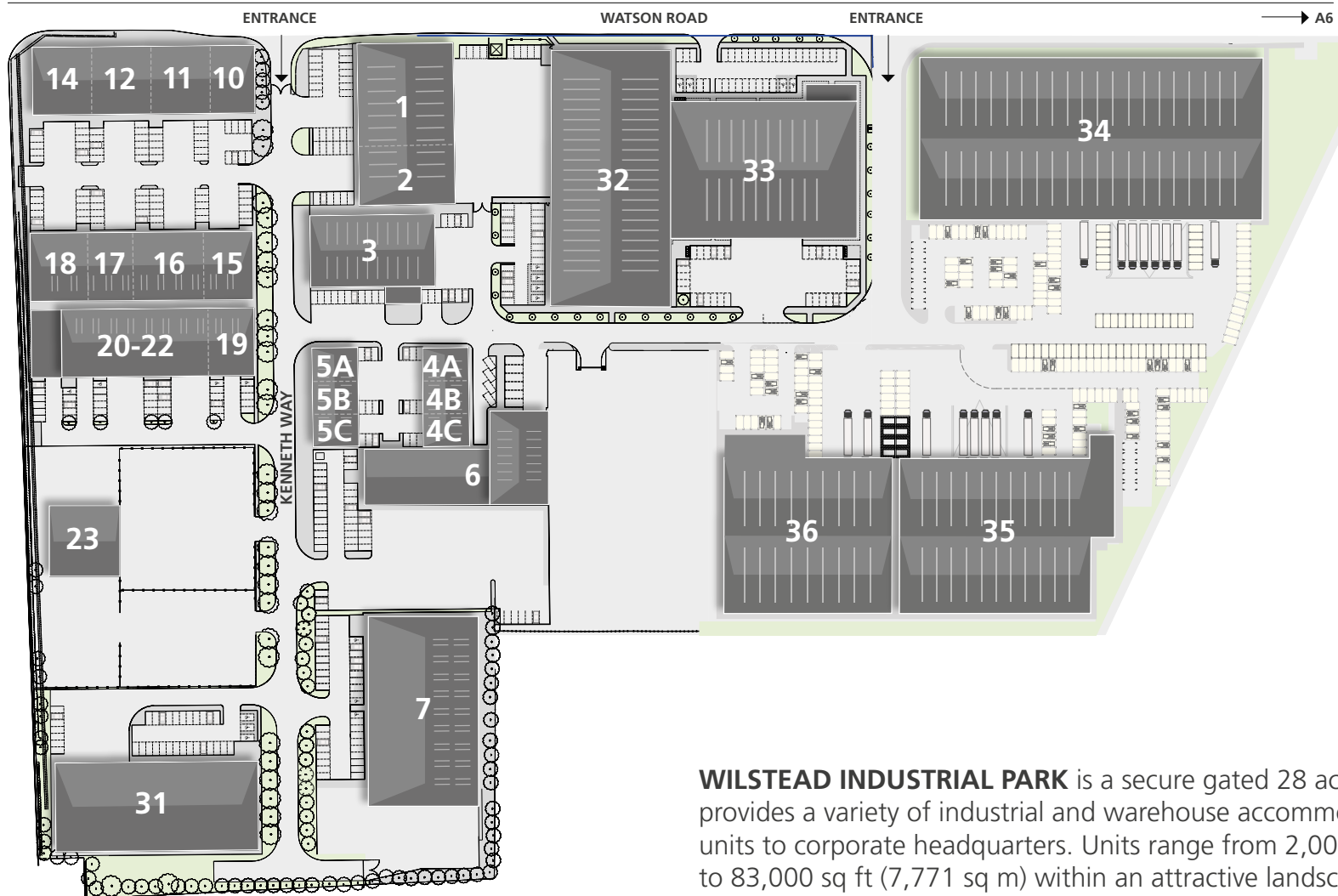
GENEROUS CAR
PARKING SPACES



YARD DEPTH UP
TO 50M

BEDFORD

SITE PLAN



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 83,000 sq ft (7,771 sq m) within an attractive landscaped environment.

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CANMOOR

COMMUNICATIONS

MOTORWAYS

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

TOWNS / CITIES

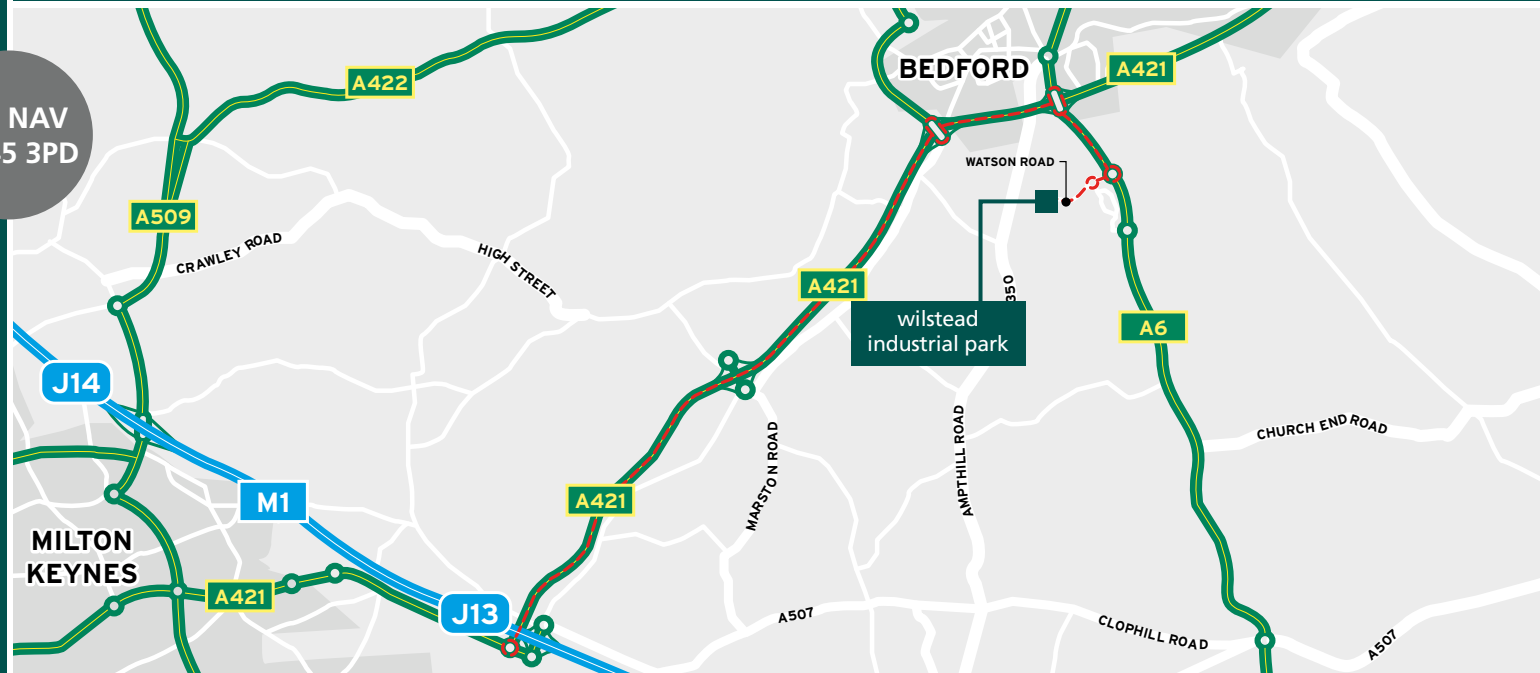
| | |
|---------------|-----------|
| Bedford | 3.5 miles |
| Luton | 16 miles |
| Milton Keynes | 15 miles |
| London | 50 miles |

LOCATION

Wilstead Industrial Park sits in an excellent location off the A6 trunk road, approximately 1 mile south of the A421 Bedford Southern Bypass, along the A6, providing

very fast dual carriageway access to M1 J13 (10 miles) and the A1 (11 miles) at the Black Cat roundabout.

SAT NAV
MK45 3PD



FURTHER INFORMATION

For further information please contact the sole agents.

EPC

Available on request.

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