



## Brand New Warehouse / Distribution Unit 83,076 sq ft (7,718 sq m) **TO LET**

ADJACENT TO NEW  
DISTRIBUTION CENTRES:



- Core M1 industrial location
- Established distribution location
- Part of Wixams Regeneration Area
- Grade A warehouse / industrial unit
- Secure gated industrial estate
- Immediately available

# BEDFORD

# wilstead industrial park

WIXAMS ■ BEDFORD ■ MK45 3PD



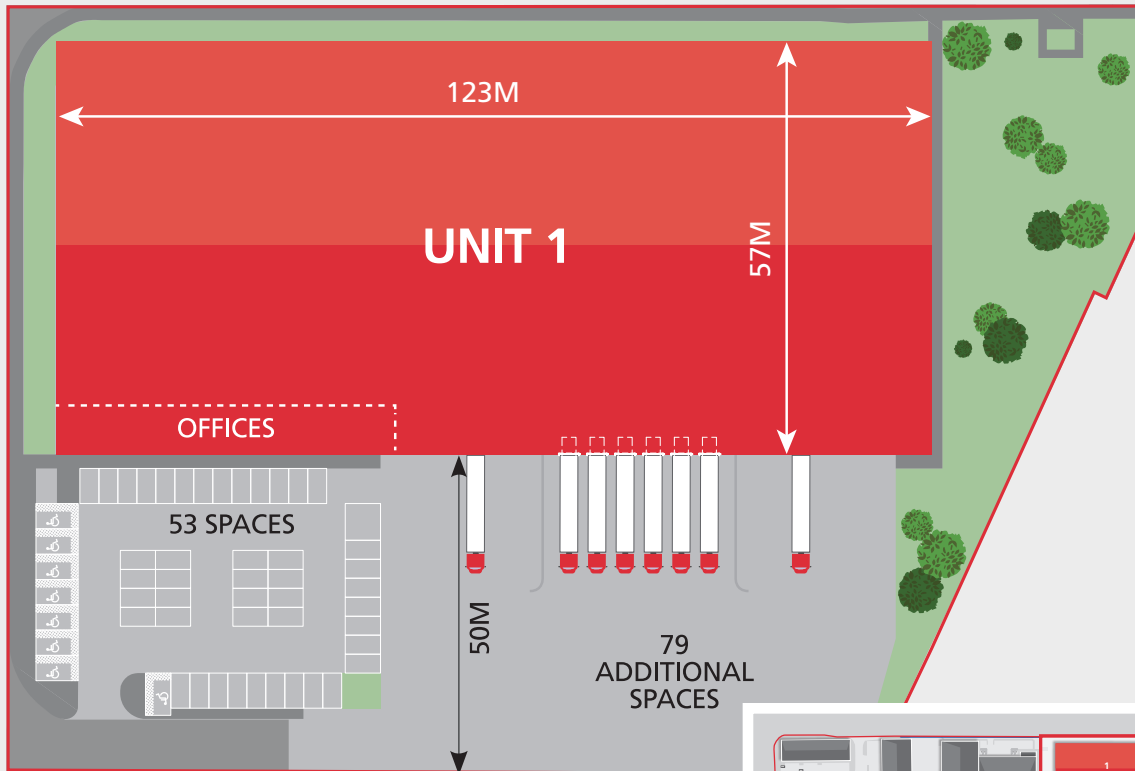
## ACCOMMODATION (GIA)

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



# BEDFORD



24/7 HOURS OF OPERATION



ALLOCATED PARKING



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



50M YARD DEPTH



11M CLEAR HEIGHT



6 DOCK LEVEL LOADING DOORS



2 LEVEL ACCESS DOORS



HIGH QUALITY OFFICES



PLANNING FOR B2 & B8 USE



NEW SUB STATION

# wilstead industrial park

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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



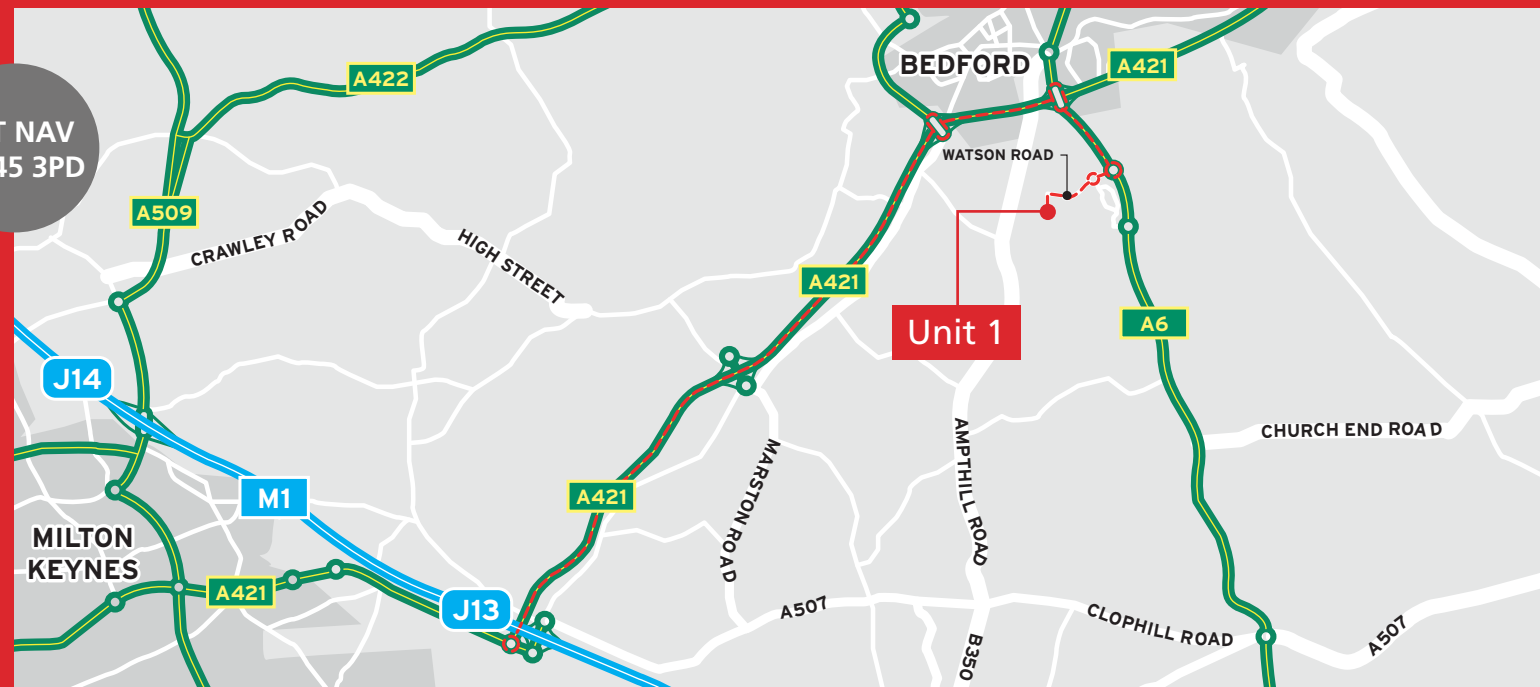
### TOWNS/CITIES

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

## LOCATION

Wilstead Industrial Park sits in an excellent location 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.

SAT NAV  
MK45 3PD



## FURTHER INFORMATION

For further information please contact the joint sole agents.

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