

# unit 18

WILSTEAD INDUSTRIAL PARK ■ WIXAMS ■ BEDFORD ■ MK45 3PD

CANMOOR



## Modern Standalone Warehouse / Industrial Unit 5,906 sq ft (548.7 sq m) **TO LET**

- Core M1 industrial location
- 6.9m eaves height
- 2 storey office accommodation
- Warehouse mezzanine
- Level access loading door
- Excellent car parking provision and loading yard

ADJACENT TO NEW  
DISTRIBUTION CENTRES:



ASDA

Holdsworth  
FOODS

furnituregroup

Galaxy  
Insulation & Dry Lining

AMARI  
PLASTICS

# BEDFORD

# unit 18

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## 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.

## ACCOMMODATION

UNIT18	SQ FT	SQ M
Warehouse	4,391	407.9
Ground Floor Office	773	71.8
First Floor Offices	742	68.9
<b>Total</b>	<b>5,906</b>	<b>548.7</b>
First Floor Mezzanine	502	46.6

## RENT

Upon application

## EPC

Available on request

## 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

## SPECIFICATION



SECURE  
GATED ESTATE



2 STOREY OFFICE  
ACCOMMODATION AND  
WAREHOUSE MEZZANINE



LEVEL ACCESS  
LOADING DOORS



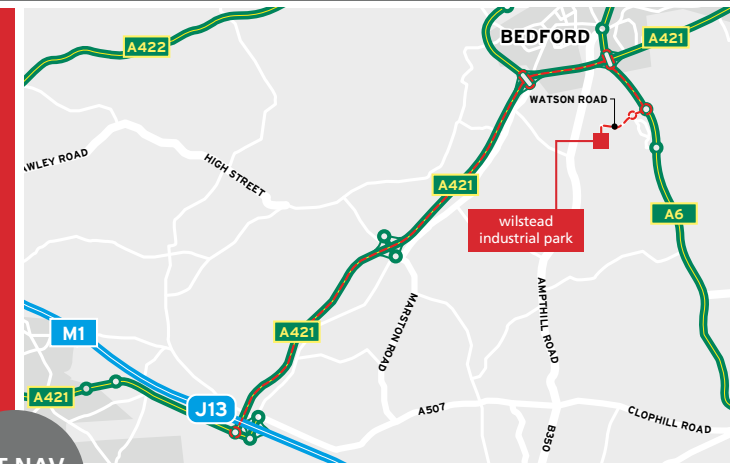
GENEROUS CAR  
PARKING PROVISION



6.9M EAVES  
HEIGHT



PLANNING FOR  
B1, B2 & B8 USE



SAT NAV  
MK45 3PD



## FURTHER INFORMATION

For further information please contact the sole agents.

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