

# wilstead industrial park

WIXAMS ■ BEDFORD ■ MK45 3PD

CANMOOR

UNDER  
CONSTRUCTION



## Brand New Warehouse / Industrial Units 39,000 - 83,000 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 early 2020

# 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 169,400 sq ft.

## ACCOMMODATION (GIA)

| UNIT 1             | SQ FT         | SQ M         |
|--------------------|---------------|--------------|
| Warehouse          | 76,595        | 7,115.9      |
| Two Storey Offices | 6,405         | 595.1        |
| <b>Total</b>       | <b>83,000</b> | <b>7,711</b> |

Car Parking Spaces 53  
Additional Spaces 79

| UNIT 2             | SQ FT         | SQ M         |
|--------------------|---------------|--------------|
| Warehouse          | 43,500        | 4,042        |
| Two Storey Offices | 3,100         | 288          |
| <b>Total</b>       | <b>46,600</b> | <b>4,330</b> |

Car Parking Spaces 75  
Additional Spaces 10

| UNIT 3             | SQ FT         | SQ M         |
|--------------------|---------------|--------------|
| Warehouse          | 37,400        | 3,475        |
| Two Storey Offices | 2,400         | 223          |
| <b>Total</b>       | <b>39,800</b> | <b>3,698</b> |

Car Parking Spaces 33  
Additional Spaces 24

|              |                |               |
|--------------|----------------|---------------|
| <b>Total</b> | <b>169,400</b> | <b>15,739</b> |
|--------------|----------------|---------------|

# BEDFORD



24/7 HOURS OF OPERATION



EXCELLENT PARKING RATIO



PLANNING FOR B2 & B8 USE



30-50M YARD DEPTHS



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



CLEAR HEIGHT  
UNIT 1 - 11M  
UNIT 2 & 3 - 10M



DOCK 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  |

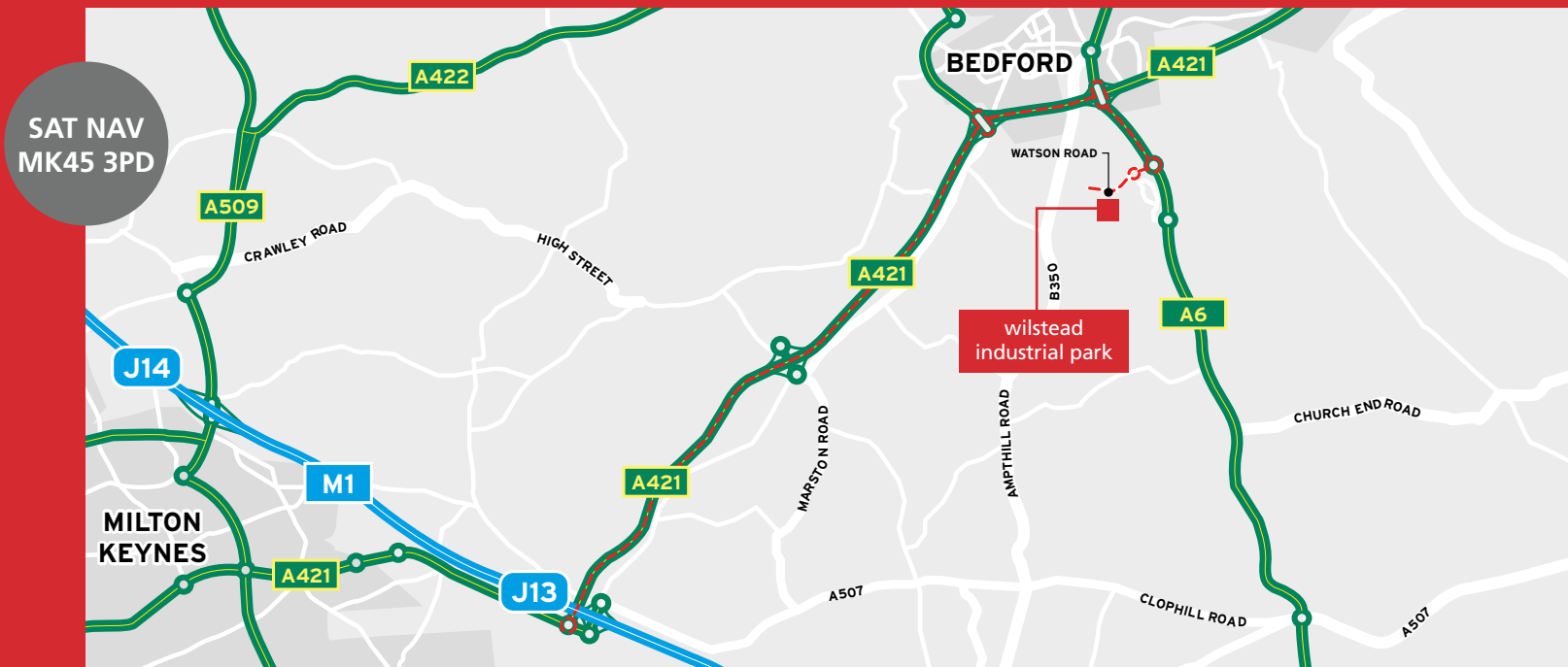


### TOWNS/CITIES

|               |           |
|---------------|-----------|
| 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.

**Brown&Lee**

**01908 340933**

**brownandlee.com**

Richard Last

richard.last@brownandlee.com



Tom Kimbell

tom.kimbell@burbage Realty.com

James Harrison

james.harrison@burbage Realty.com