

wilstead industrial park

WILSTEAD ■ BEDFORD ■ MK45 3PD

CANMOOR



Trade counter, Business & Industrial/Warehouse Units 2,000 - 50,000 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

wilstead industrial park

WILSTEAD ■ BEDFORD ■ MK45 3PD



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 45,000 sq ft (4,180.6 sq m) within an attractive landscaped environment.

BEDFORD

SITE MAP



wilstead industrial park

WILSTEAD ■ BEDFORD ■ MK45 3PD

CANMOOR

COMMUNICATIONS



MOTORWAYS

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



TOWNS/CITIES

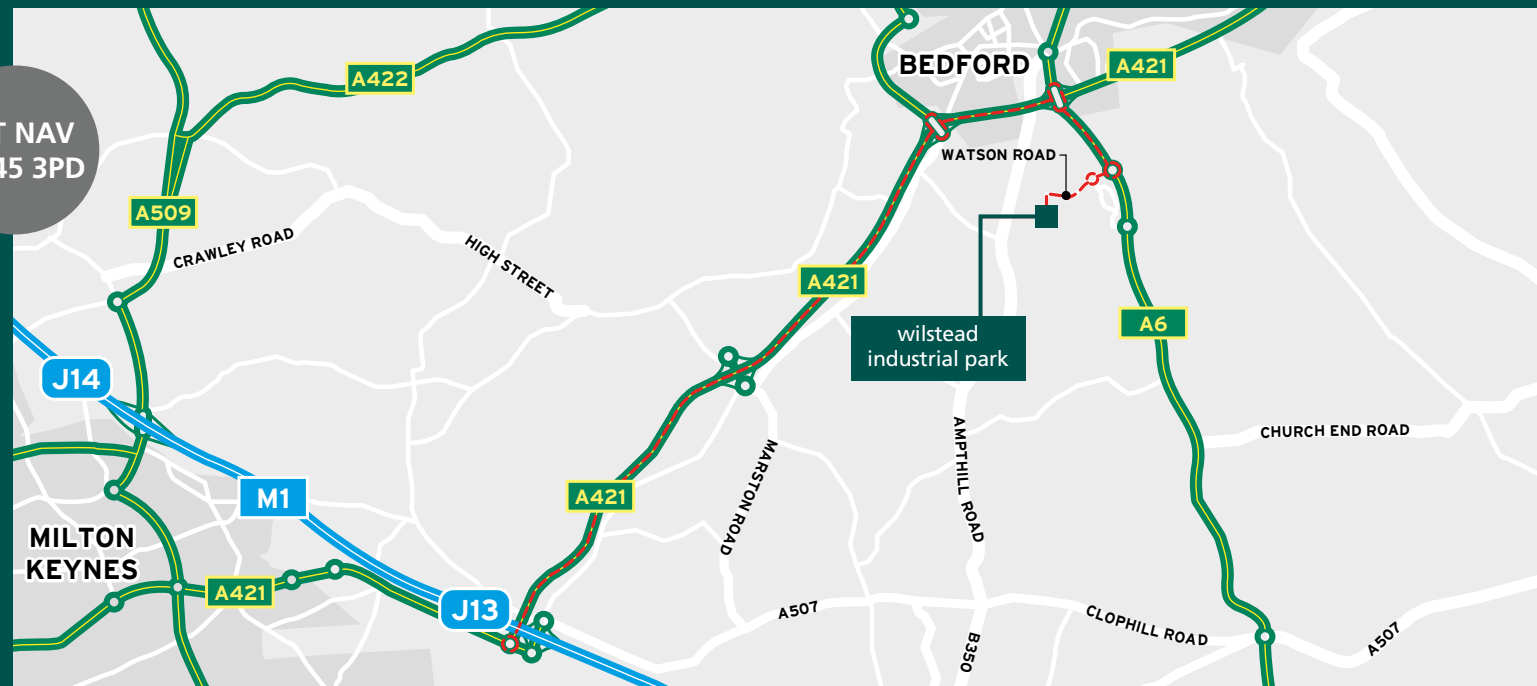
Bedford	3.5 miles
Luton	16 miles
Milton Keynes	15 miles
London	50 miles

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 agent.

EPC

Available on request

Brown&Lee
01908 340933
brownandlee.com

Richard Last
richard.last@brownandlee.com
07921 166 595



Patrick Clews
pclews@canmoor.com

Will Preece
wpreece@canmoor.com