

PROPOSED

AVAILABLE
Q3 2026

UNITS FROM
3,663 -
36,697
SQ FT

+ 0.95 ACRE
OPEN STORAGE PLOT

GRAFTONGATE

PRE-LET
OPPORTUNITIES

CAXTON RD
BEDFORD
MK41 0LF

TRADE PARK

THE FUTURE OF TRADE IN BEDFORD



GRADE A
SPECIFICATION

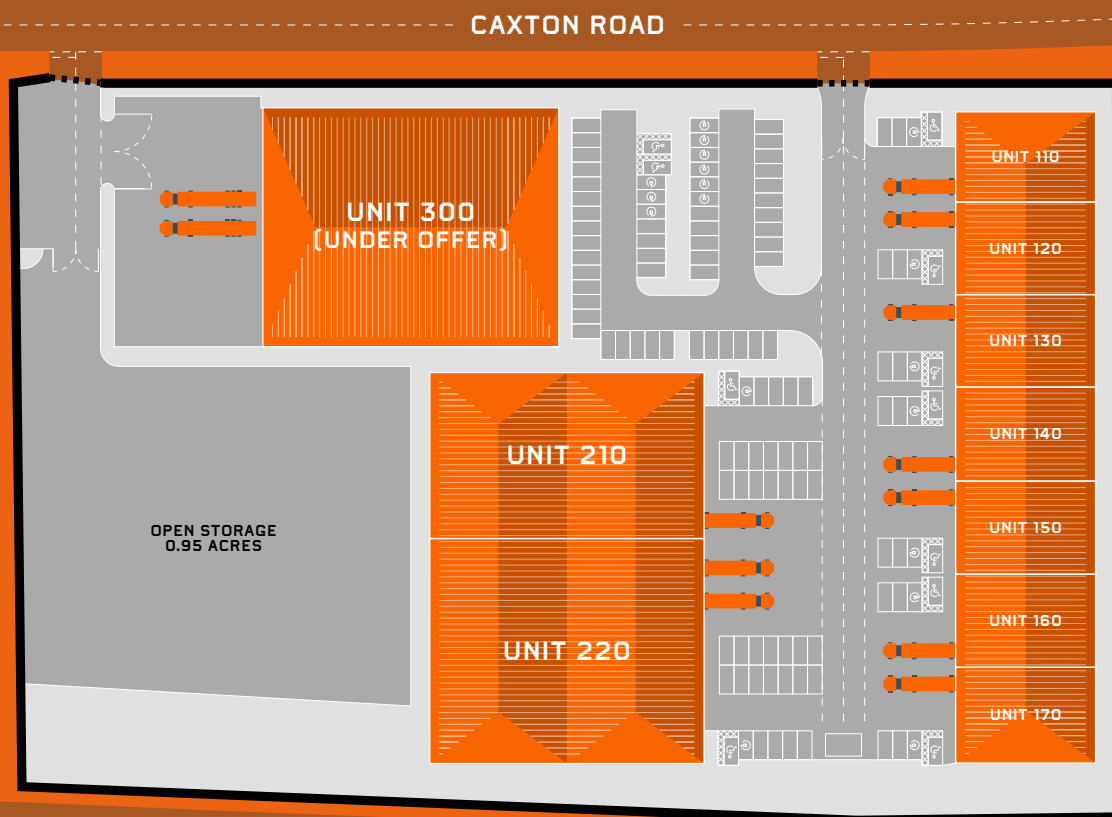


PROMINENT
ROADSIDE LOCATION



ABILITY TO
COMBINE UNITS

A NEW DEVELOPMENT OF 10 HIGH-SPEC INDUSTRIAL AND TRADE UNITS, AVAILABLE INDIVIDUALLY OR COMBINED. POSITIONED WITHIN THE UK'S KEY GROWTH CORRIDOR, IT OFFERS STRONG TRANSPORT LINKS AND A PROVEN COMMERCIAL LOCATION.



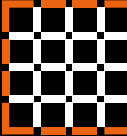
GET SPEC FLEXIBLE UNITS

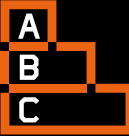
UNIT	SPACE	SQ FT GEA	SQ M GEA
110	WAREHOUSE	3,878	360
	TOTAL	3,878	360
120	WAREHOUSE	4,059	377
	TOTAL	4,059	377
130	WAREHOUSE	4,057	377
	TOTAL	4,057	377
140	WAREHOUSE	4,057	377
	TOTAL	4,057	377
150	WAREHOUSE	4,057	377
	TOTAL	4,057	377
160	WAREHOUSE	4,057	377
	TOTAL	4,057	377
170	WAREHOUSE	4,109	382
	TOTAL	4,109	382

UNIT	SPACE	SQ FT GEA	SQ M GEA
210	WAREHOUSE	14,010	1,302
	GF CORE	430	40
	OFFICES	694	64
	MEZZANINE	1,050	98
	TOTAL	16,185	1,504
220	WAREHOUSE	19,364	1,799
	GF CORE	430	40
	OFFICES	1,263	117
	MEZZANINE	1,289	120
	TOTAL	22,347	2,076
300	WAREHOUSE	22,028	2,046
	GF CORE	576	54
	OFFICES	2,282	212
	TOTAL	24,886	2,312
INDUSTRIAL OUTDOOR STORAGE		0.95 ACRES	

TRADE PARK


PROMINENT ROADSIDE
LOCATION


3,663 -
36,697 SQ FT


EPC TARGET
RATING A+


INTERNAL HEIGHT
8.2M - 10M


ABILITY TO
COMBINE UNITS /
CROSS DOCK*


FIRST FLOOR
OFFICES


GROUND LEVEL
LOADING DOORS


EV
CHARGING


PV
PANELS


ROOF
LIGHTS


THREE PHASE
POWER


ABUNDANT
PARKING


0.95 ACRE OPEN
STORAGE PLOT


BREEAM TARGET
'EXCELLENT'


24 HOUR
CCTV

THIS BRAND-NEW DEVELOPMENT COMPRISES 10 GRADE A INDUSTRIAL AND TRADE UNITS RANGING FROM 3,663-36,697 SQ FT, EACH BUILT TO A MODERN, ENERGY-EFFICIENT SPECIFICATION. THE SCHEME OFFERS FLEXIBILITY FOR A RANGE OF OCCUPIERS, WITH UNITS AVAILABLE INDIVIDUALLY OR COMBINED TO SUIT LARGER REQUIREMENTS.

*UNITS 210/220 OFFER POTENTIAL FOR CROSS-DOCK USE OR A BUILDER'S MERCHANTS, SUBJECT TO OCCUPATION OF THE ADJOINING OPEN STORAGE LAND.

A DIVERSE MIX OF



LOCAL OCCUPIERS

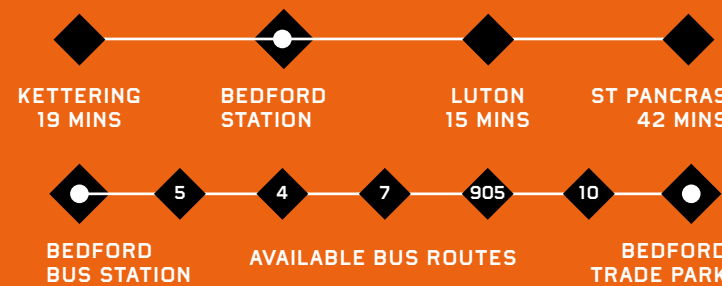
ELM FARM INDUSTRIAL ESTATE IS HOME TO A STRONG MIX OF NATIONAL AND LOCAL BUSINESSES, INCLUDING SCREWFIX, HOWDENS & BOOKER. THE AREA SUPPORTS A WIDE RANGE OF TRADE, INDUSTRIAL, AND DISTRIBUTION OCCUPIERS—MAKING IT A PROVEN LOCATION FOR BUSINESS.

STRATEGIC



BEDFORD IS A THRIVING COMMERCIAL CENTRE WITH STRONG TRANSPORT LINKS, A SKILLED LOCAL WORKFORCE, AND AN ESTABLISHED INDUSTRIAL BASE. LOCATED BETWEEN THE M1 AND A1, WITH FAST ACCESS TO LONDON, THE MIDLANDS AND BEYOND, IT'S A STRATEGIC CHOICE FOR LOGISTICS, TRADE AND MANUFACTURING BUSINESSES.

LOCATION	DISTANCE	TIME
BEDFORD TOWN CENTRE	2.5 MILES	8 MINS
MILTON KEYNES	23 MILES	30 MINS
NORTHAMPTON	37 MILES	44 MINS
CAMBRIDGE	28 MILES	48 MINS
CENTRAL LONDON	75 MILES	90 MINS



TRANSPORT LINKS	DISTANCE	TIME
A421	1.3 MILES	3 MINS
A6	3.7 MILES	12 MINS
A1	6 MILES	10 MINS
M1 JUNCTION 13	15 MILES	18 MINS
A1 (M) JUNCTION 10	19 MILES	26 MINS

1.2M

POPULATION WITHIN A 30 MINUTE DRIVE TIME FROM BTP

185,000

BEDFORD'S POPULATION AS OF 2021 NOMIS SURVEY. PROJECTED TO GROW 17% TO 205,000 BY 2036

84.3%

BEDFORD'S ECONOMICALLY ACTIVE POPULATION (90,600 RESIDENTS)

5.8%

THE TRANSPORTATION & STORAGE SECTOR IN BEDFORD EMPLOYS APPROXIMATELY 4,500 PEOPLE (5.8% OF THE WORKFORCE)



BEDFORD SITS BETWEEN OXFORD AND CAMBRIDGE, WITH FAST LINKS TO LONDON, THE MIDLANDS AND KEY LOGISTICS ROUTES. AS PART OF THE UK'S GROWTH CORRIDOR, IT'S ATTRACTING MAJOR INVESTMENT IN INFRASTRUCTURE, HOUSING AND INNOVATION—MAKING IT AN IDEAL BASE FOR GROWING BUSINESSES.

LOCATION

UNITS THAT ADAPT TO YOUR NEEDS

WITH UNITS AVAILABLE FROM A RANGE OF SIZES AND THE OPTION TO COMBINE, THE SCHEME OFFERS TRUE FLEXIBILITY. WHETHER YOU'RE AN ESTABLISHED OPERATOR OR A GROWING BUSINESS LOOKING TO SCALE, THE LAYOUT ADAPTS TO SUIT YOUR NEEDS—NOW AND IN FUTURE.



CAXTON RD
BEDFORD
MK41 0LF

Colliers

DANIEL OGUN

DANIEL.OGUN@COLLIERS.COM
07570 252 260

TIM HARDING

TIM.HARDING@COLLIERS.COM
07860 180 328

GEORGIA PIRBHAI

GEORGIA.PIRBHAI@COLLIERS.COM
07599 533 143



PATRICK MOONEY

PATRICK.MOONEY@CUSHWAKE.COM
07920 451 369

FRANCO CAPELLA

FRANCO.CAPELLA@CUSHWAKE.COM
07834 197 403

GRAFTONGATE

PALOMA
CAPITAL

CONDITIONS UNDER WHICH PARTICULARS ARE ISSUED: COLLIERS AND CUSHMAN & WAKEFIELD FOR THEMSELVES AND FOR THE VENDORS OR LESSORS OF THIS PROPERTY WHOSE AGENTS THEY GIVE NOTICE THAT: (I) THE PARTICULARS ARE SET OUT AS A GENERAL OUTLINE ONLY FOR GUIDANCE OF INTENDED PURCHASERS OR LESSORS, AND DO NOT CONSTITUTE NOR CONSTITUTE PART OF, AN OFFER OR CONTRACT; (II) ALL DESCRIPTIONS, DIMENSIONS, REFERENCE TO CONDITION AND NECESSARY PERMISSIONS FOR USE AND OCCUPATION, AND OTHER DETAILS ARE GIVEN WITHOUT RESPONSIBILITY AND ANY INTENDING PURCHASERS OR TENANTS SHOULD NOT RELY ON THEM AS STATEMENTS OR REPRESENTATIONS OF FACT BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THE CORRECTNESS OF EACH OF THEM; (III) NO PERSON IN THE EMPLOYMENT OF COLLIERS AND CUSHMAN & WAKEFIELD HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY. PHOTOGRAPHS ARE INDICATIVE ONLY. ALL DIMENSIONS ARE APPROXIMATE. JUNE 2025