

**FOR  
LEASE**

UNITS FROM  
**3,663 -  
61,161  
SQ FT**

**+ 0.95 ACRE  
OPEN STORAGE PLOT**

**GRAFTONGATE**

**PRE-LET OPPORTUNITIES  
AVAILABLE Q3 2026**

**CAXTON RD  
BEDFORD  
MK41 0LF**

**TRADE PARK**



# THE FUTURE OF TRADE IN BEDFORD



GRADE A  
SPECIFICATION



PROMINENT  
ROADSIDE LOCATION



ABILITY TO  
COMBINE UNITS

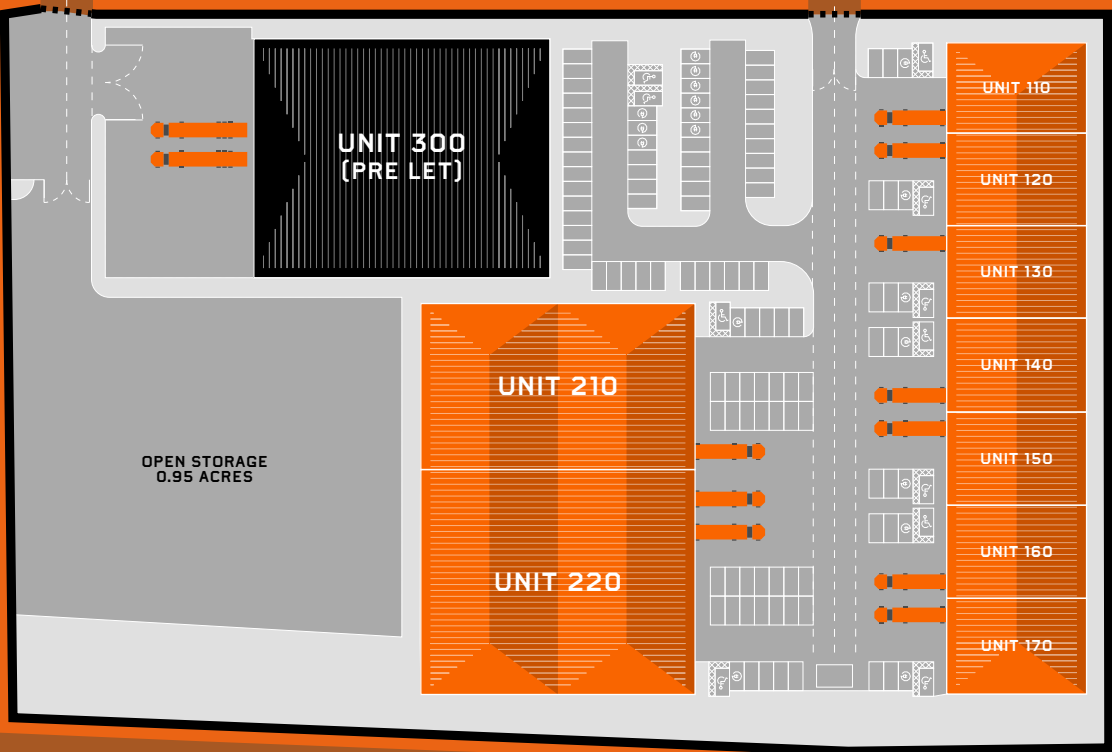
A NEW DEVELOPMENT OF 10 HIGH-SPEC INDUSTRIAL AND TRADE UNITS, AVAILABLE INDIVIDUALLY OR COMBINED. POSITIONED WITHIN THE UK'S KEY GROWTH CORRIDOR, IT OFFERS STRONG TRANSPORT LINKS AND A PROVEN COMMERCIAL LOCATION.



PROPOSED  
SCHEME

BEDFORD

CAXTON ROAD



A4280

UNIT	SPACE	SQ FT GIA	SQ M GIA
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 GIA	SQ M GIA
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	


THE SPEC FLEXIBLE UNITS

TRADE PARK

  
PROMINENT ROADSIDE  
LOCATION

  
3,663 -  
61,161 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

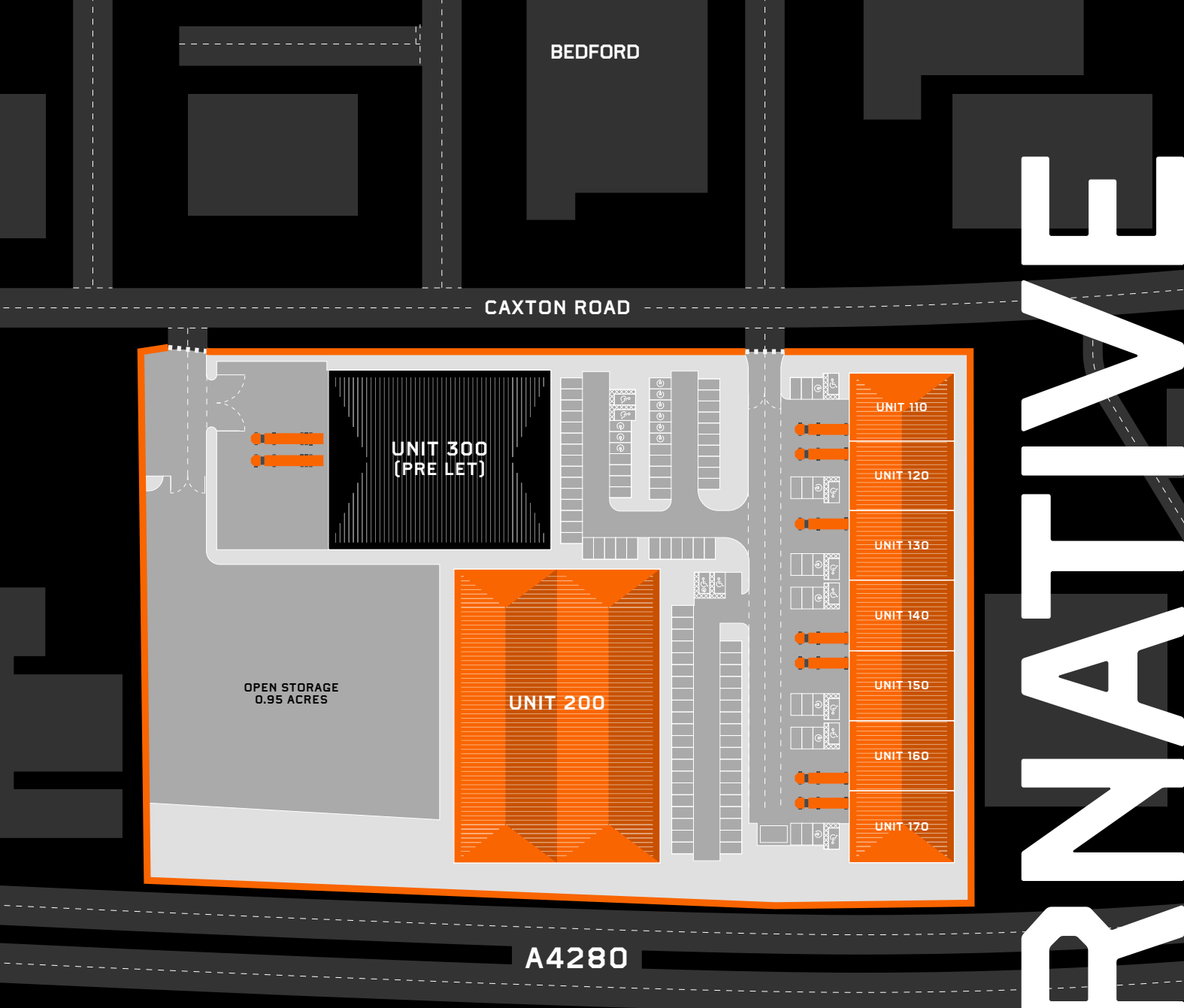
  
0.95 ACRE OPEN  
STORAGE PLOT

  
BREEAM TARGET  
'EXCELLENT'

  
24 HOUR  
CCTV

THIS BRAND-NEW DEVELOPMENT COMPRISES 10 GRADE A INDUSTRIAL AND TRADE UNITS RANGING FROM 3,663-61,161 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.

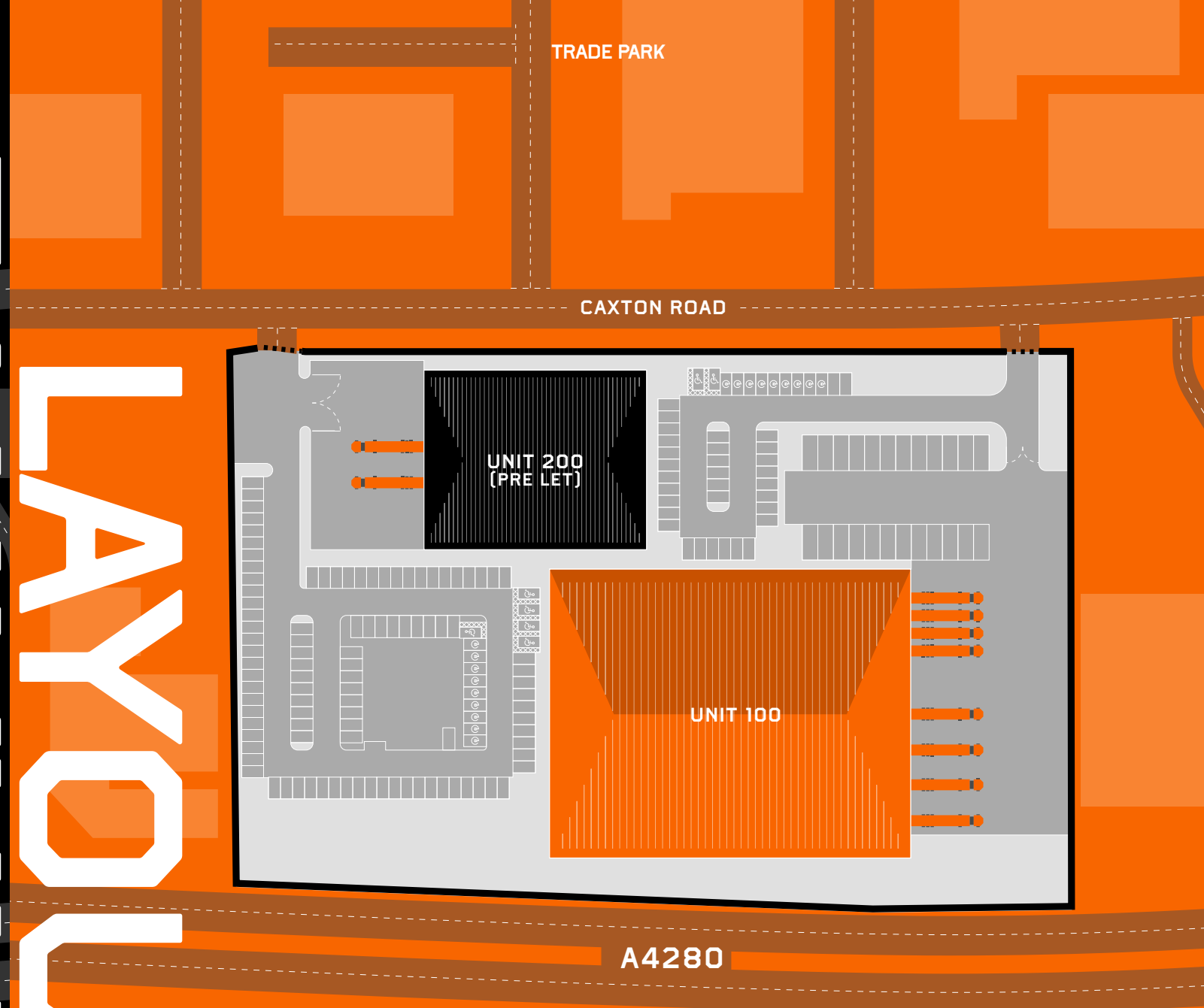
\*UNITS 210/220 OFFER POTENTIAL FOR CROSS-DOCK USE OR A BUILDER'S MERCHANTS, SUBJECT TO OCCUPATION OF THE ADJOINING OPEN STORAGE LAND.



UNIT	SPACE	SQ FT GIA	SQ M GIA
110	WAREHOUSE	3,692	343
TOTAL		3,692	343
120	WAREHOUSE	3,864	359
TOTAL		3,864	359
130	WAREHOUSE	3,886	361
TOTAL		3,886	361
140	WAREHOUSE	3,886	361
TOTAL		3,886	361
150	WAREHOUSE	3,886	361
TOTAL		3,886	361
160	WAREHOUSE	3,886	361
TOTAL		3,886	361
170	WAREHOUSE	3,913	364
TOTAL		3,913	364

UNIT	SPACE	SQ FT GIA	SQ M GIA
200	WAREHOUSE	32,434	3,013
GF CORE		474	44
1ST FLOOR		431	40
OFFICES		2,981	276
TOTAL		36,320	3,373
300	WAREHOUSE	18,891	1,755
GF CORE		517	48
1ST FLOOR		474	384
OFFICES		4,134	384
TOTAL		24,016	2,231

**TOTAL GIA**  
**87,349 SQ FT**



UNIT	SPACE	SQ FT GIA	SQ M GIA
100	WAREHOUSE	54,997	5,109
OFFICES		6,164	573
TOTAL		61,161	5,682
200	WAREHOUSE	18,891	1,755
GF CORE		517	48
1ST FLOOR		474	44
OFFICES		4,134	384
TOTAL		24,016	2,231

**TOTAL GIA**  
**85,177 SQ FT**



# A DIVERSE MIX OF

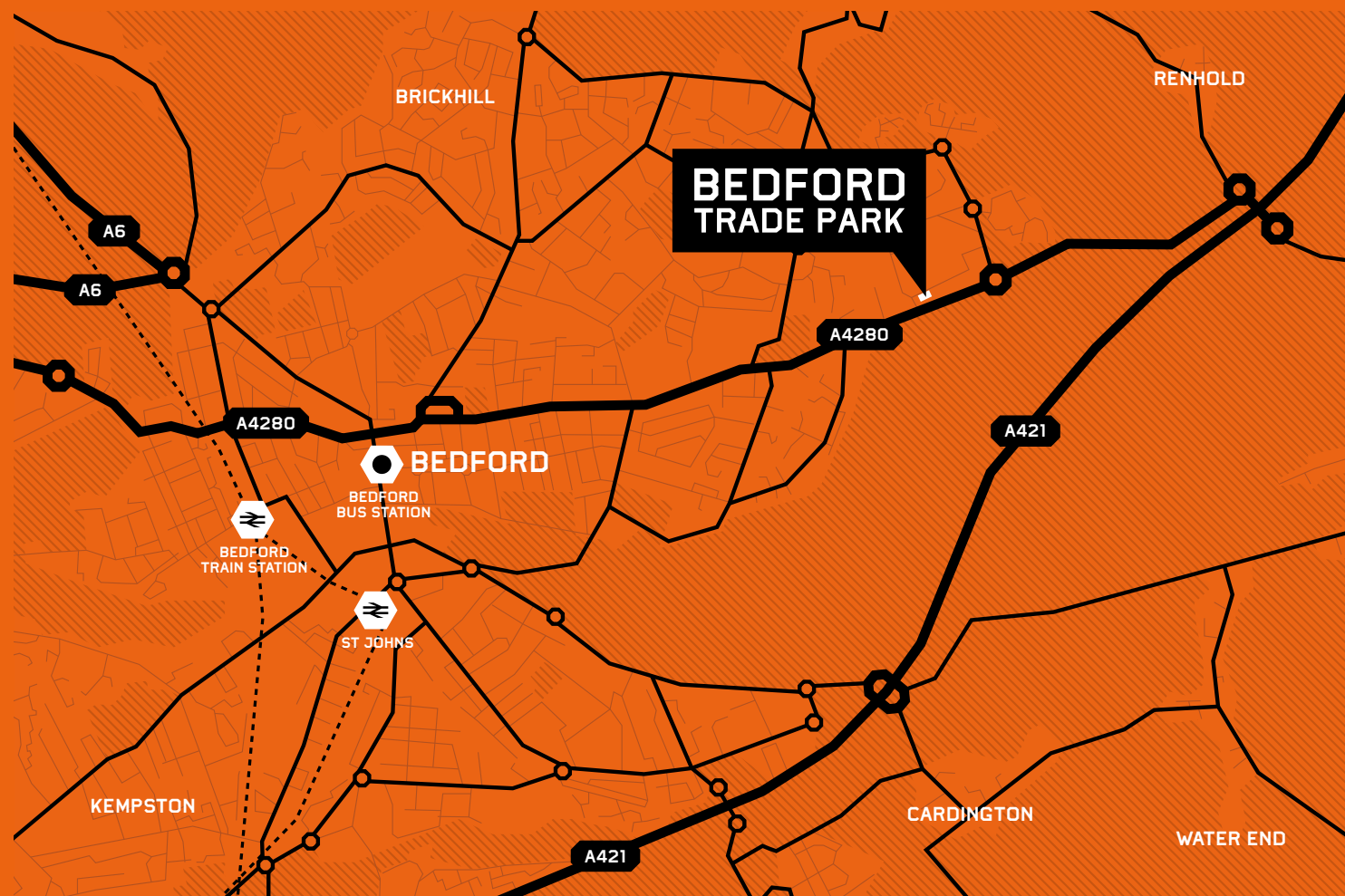


# LOCAL OCCUPIERS

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.

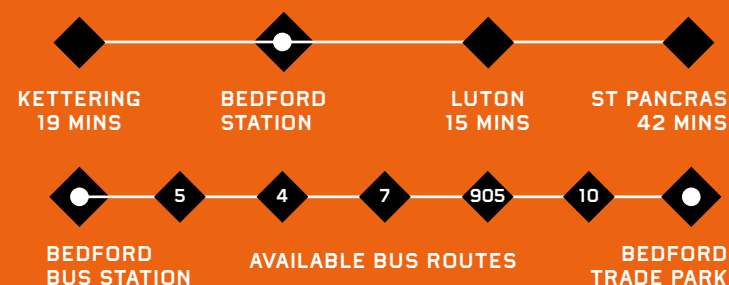


# STRATEGIC



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.





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**PALOMA**  
CAPITAL

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