

24,000 SQ FT
NOW PRE-LET

GRAFTONGATE

UNITS FROM
3,966 – 62,965 SQ FT
+ 1.12 ACRE OPEN
STORAGE PLOT

PRE-LET OPPORTUNITIES
AVAILABLE NOW

CAXTON RD
BEDFORD
MK41 0LF

TRADE PARK

THE FUTURE OF TRADE IN BEDFORD



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.



GRADE A
SPECIFICATION

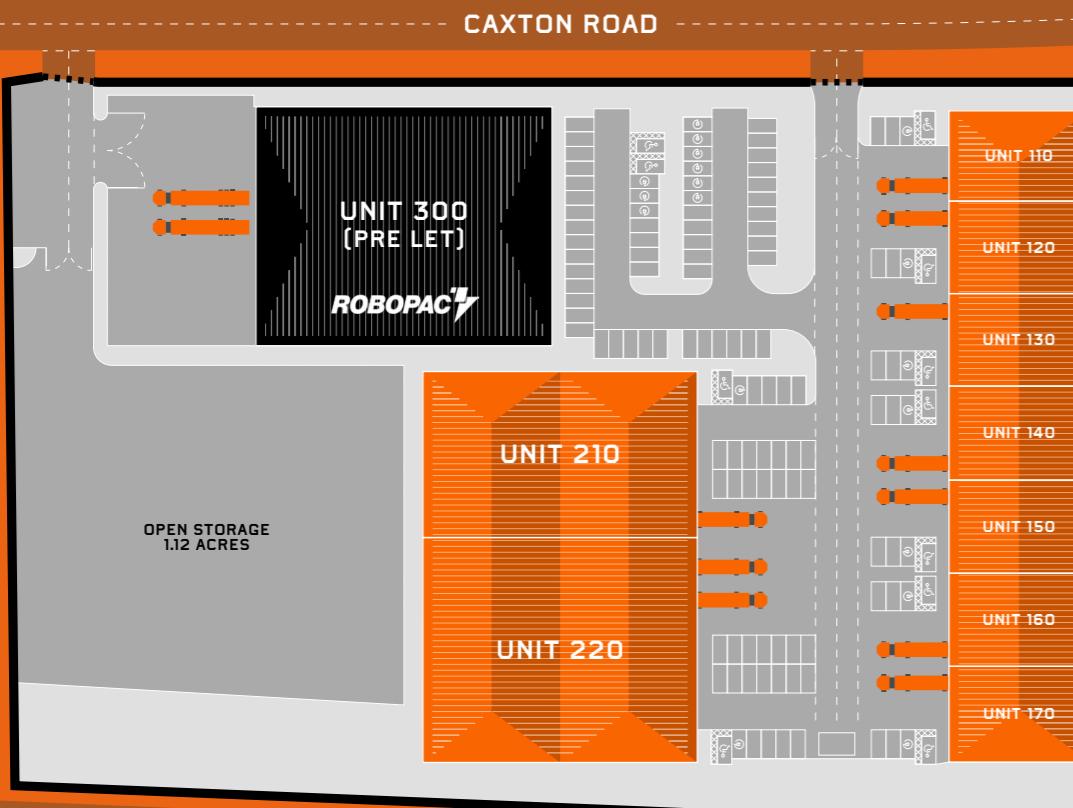


PROMINENT
ROADSIDE LOCATION



ABILITY TO
COMBINE UNITS

PROPOSED SCHEME

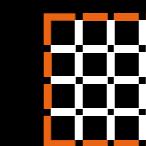


UNIT	SPACE	SQ FT GEA	SQ M GEA
110	WAREHOUSE	3,966	368
	TOTAL	3,966	368
120	WAREHOUSE	4,055	377
	TOTAL	4,055	377
130	WAREHOUSE	4,077	379
	TOTAL	4,077	379
140	WAREHOUSE	4,078	379
	TOTAL	4,078	379
150	WAREHOUSE	4,077	379
	TOTAL	4,077	379
160	WAREHOUSE	4,078	379
	TOTAL	4,078	379
170	WAREHOUSE	4,272	397
	TOTAL	4,272	397

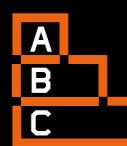
UNIT	SPACE	SQ FT GEA	SQ M GEA
210	WAREHOUSE	13,823	1,284
	GF CORE	541	50
220	WAREHOUSE	19,035	1,768
	GF CORE	541	50
300	WAREHOUSE	21,787	2,024
	GF CORE	625	58
	OFFICES	2,826	263
	TOTAL	25,238	2,345
INDUSTRIAL OPEN STORAGE		1.12 ACRES	



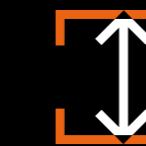
PROMINENT ROADSIDE
LOCATION



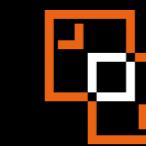
3,966 -
62,965 SQ FT



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 1 MVA



ABUNDANT
PARKING



1.12 ACRE OPEN
STORAGE PLOT



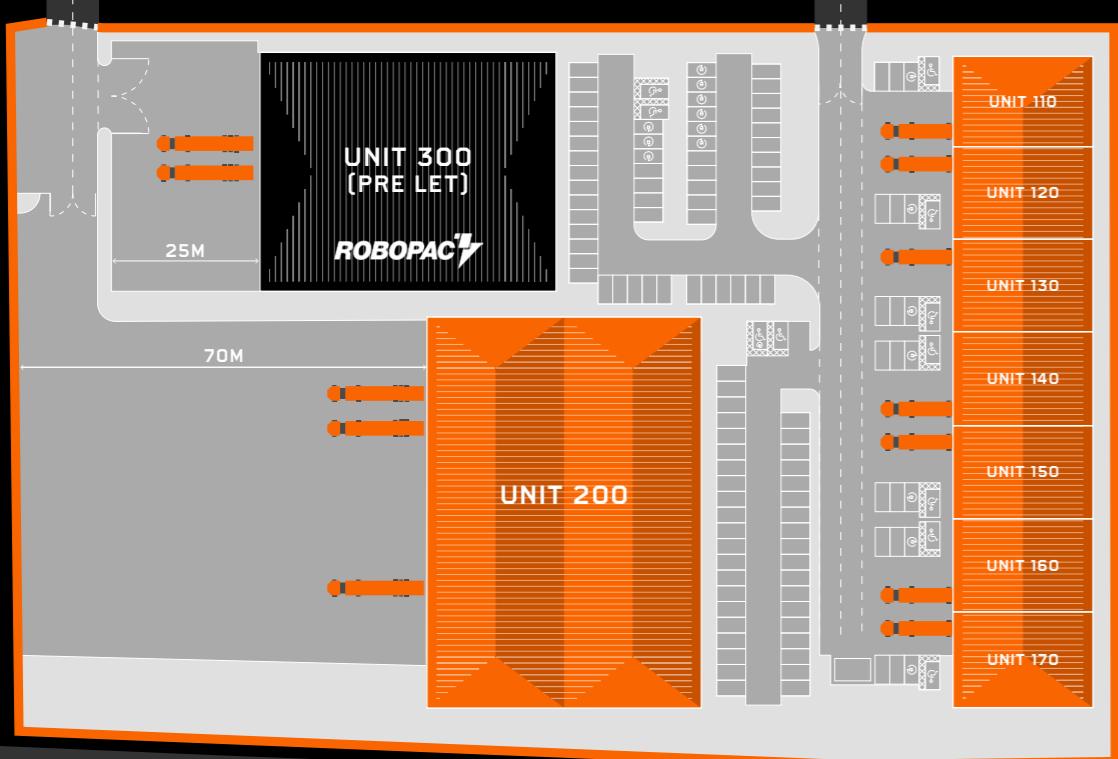
BREEAM TARGET
'EXCELLENT'



24 HOUR
CCTV

THIS BRAND-NEW DEVELOPMENT COMPRISSES 10 GRADE A INDUSTRIAL AND TRADE UNITS RANGING FROM 3,966 - 62,965 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.

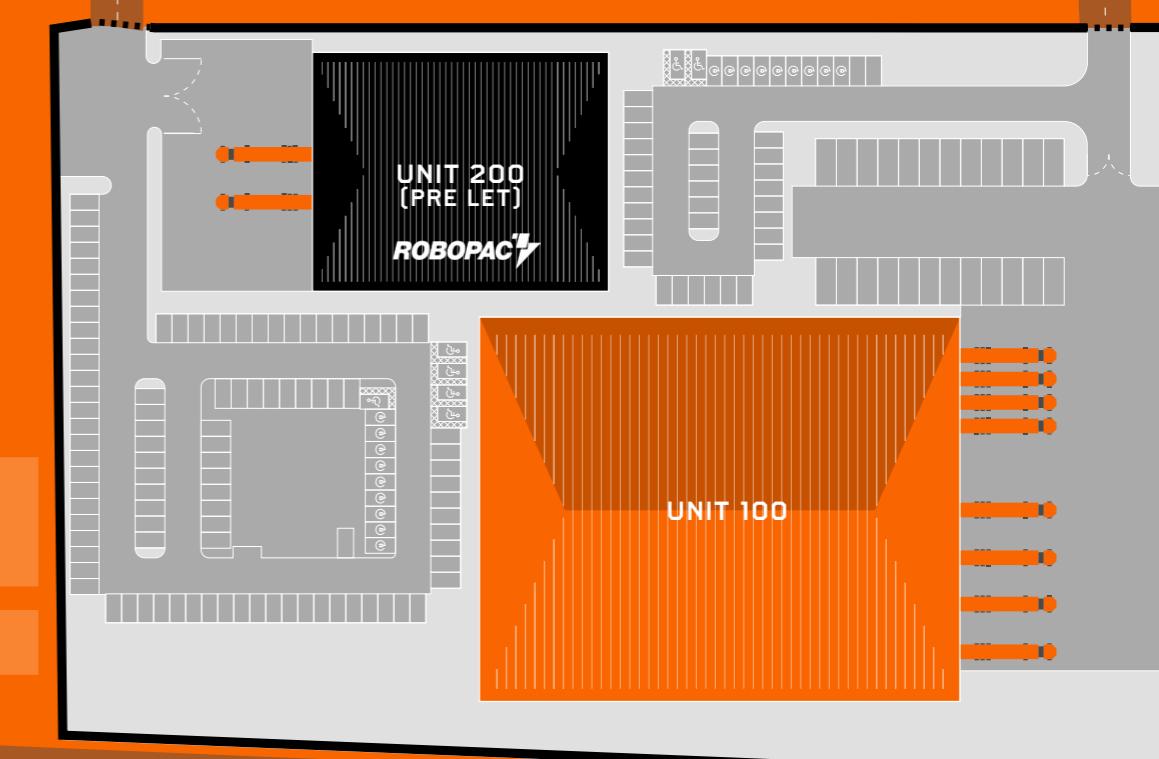


A4280

UNIT	SPACE	SQ FT GEA	SQ M GEA
110	WAREHOUSE	3,966	368
	TOTAL	3,966	368
120	WAREHOUSE	4,055	377
	TOTAL	4,055	377
130	WAREHOUSE	4,077	379
	TOTAL	4,077	379
140	WAREHOUSE	4,078	379
	TOTAL	4,078	379
150	WAREHOUSE	4,077	379
	TOTAL	4,077	379
160	WAREHOUSE	4,078	379
	TOTAL	4,078	379
170	WAREHOUSE	4,272	397
	TOTAL	4,272	397

**TOTAL GEA
90,768 SQ FT**

ALL
THE
TIME
C
OM
M
I
C
E
R
A
N
A
T
I
V
E



A4280

UNIT	SPACE	SQ FT GEA	SQ M GEA
200	WAREHOUSE	33,569	3,118
	OFFICES	3,358	312
	TOTAL	36,927	3,430
300	WAREHOUSE	21,787	2,024
	OFFICES	3,451	321
	TOTAL	25,238	2,345

**TOTAL GEA
88,203 SQ FT**

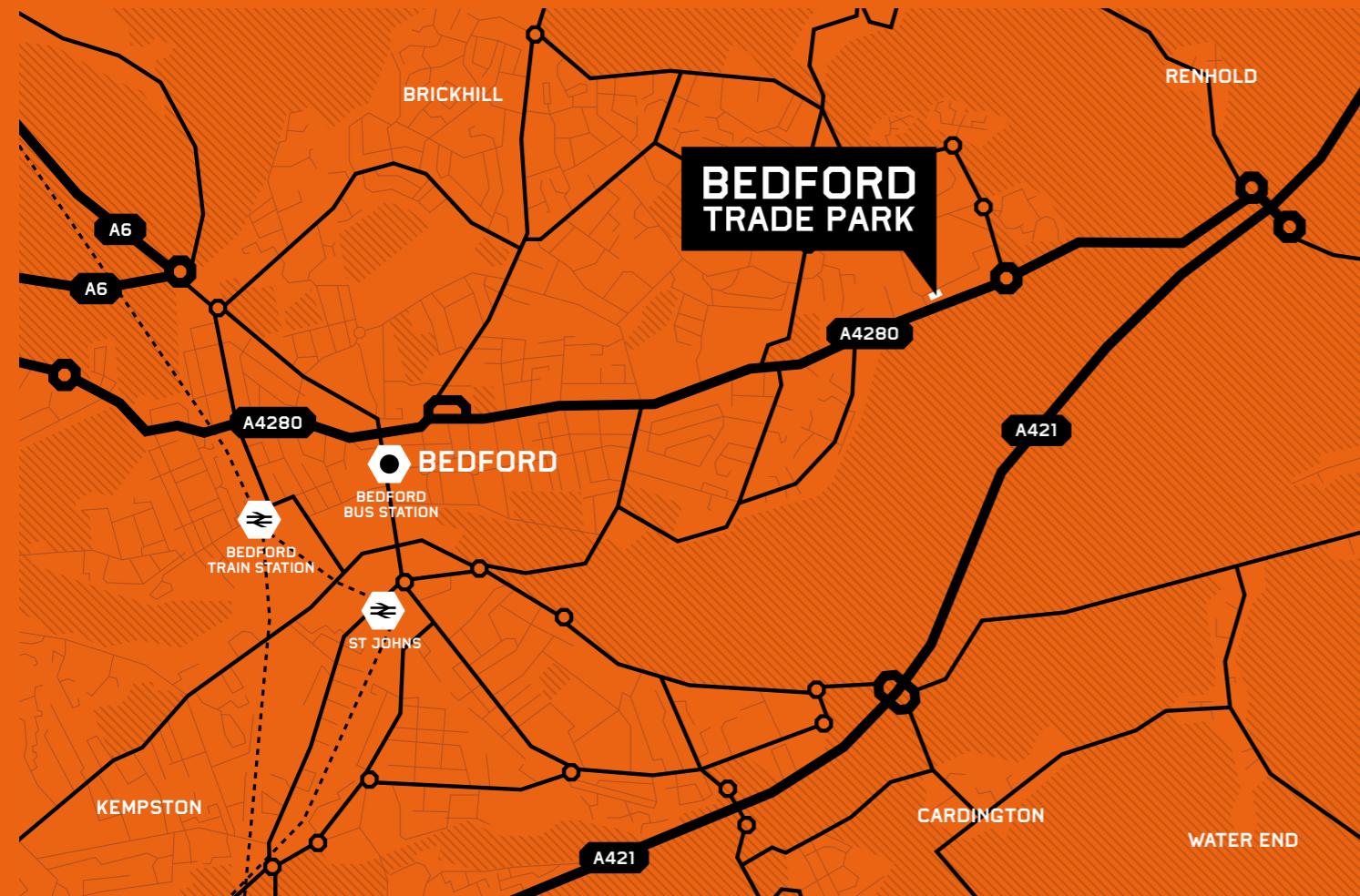
A DIVERSE MIX OF



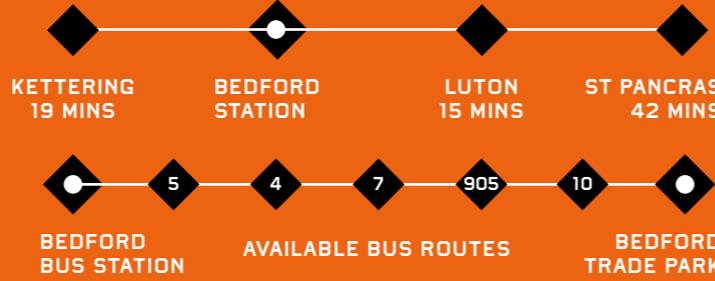
LOCAL OCCUPIERS

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 CAMBRIDGE, IT WILL SOON BENEFIT FROM MAJOR IMPROVEMENTS TO THE A428 THAT FURTHER STRENGTHEN EAST-WEST TRAVEL.



LOCATION	DISTANCE	TIME	TRANSPORT LINKS	DISTANCE	TIME
BEDFORD TOWN CENTRE	2.5 MILES	8 MINS	A421	1.3 MILES	3 MINS
MILTON KEYNES	23 MILES	30 MINS	A6	3.7 MILES	12 MINS
NORTHAMPTON	37 MILES	44 MINS	A1	6 MILES	10 MINS
CAMBRIDGE	28 MILES	48 MINS	M1 JUNCTION 13	15 MILES	15 MINS
CENTRAL LONDON	75 MILES	90 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



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.CAPPELLA@CUSHWAKE.COM
07834 197 403

ELLIOT FRASER
ELLIOT.FRASER@CUSHWAKE.COM
07741 095 209

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. JAN 2026