

**24,000 SQ FT
NOW PRE-LET**

**PRO
FLO
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BO**

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



GRADE A
SPECIFICATION



PROMINENT
ROADSIDE LOCATION



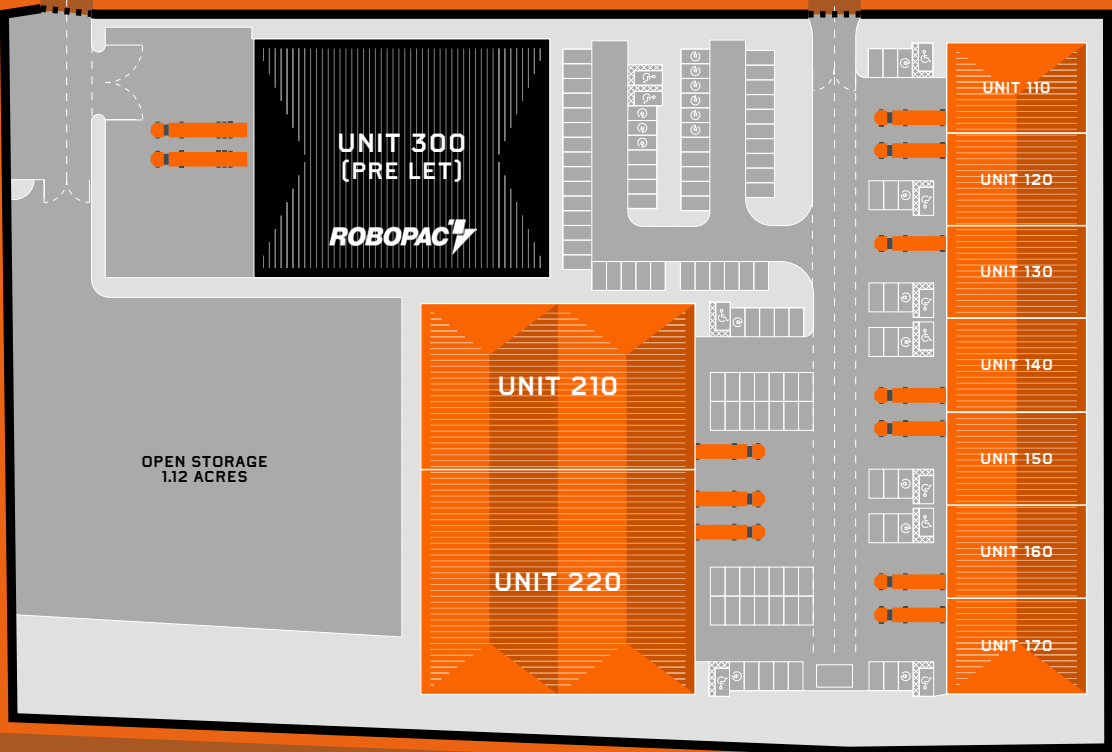
ABILITY TO
COMBINE UNITS

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 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
	OFFICES	1,355	126
	MEZZANINE	1,211	112
	TOTAL	16,930	1,572
220	WAREHOUSE	19,035	1,768
	GF CORE	541	50
	OFFICES	2,178	202
	MEZZANINE	1,326	123
	TOTAL	23,080	2,143
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

THE SPECIFIED FLEXIBLE UNITS

TRADE PARK

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 COMPRISES 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.

BEDFORD

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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

ALTERNATIVE

LAYOUTS

TRADE PARK

CAXTON ROAD

A4280

UNIT	SPACE	SQ FT GEA	SQ M GEA
100	WAREHOUSE	56,319	5,232
OFFICES		6,646	617
TOTAL		62,965	5,849
200	WAREHOUSE	21,787	2,024
OFFICES		3,451	321
TOTAL		25,238	2,345

TOTAL GEA

88,203 SQ FT

06

07

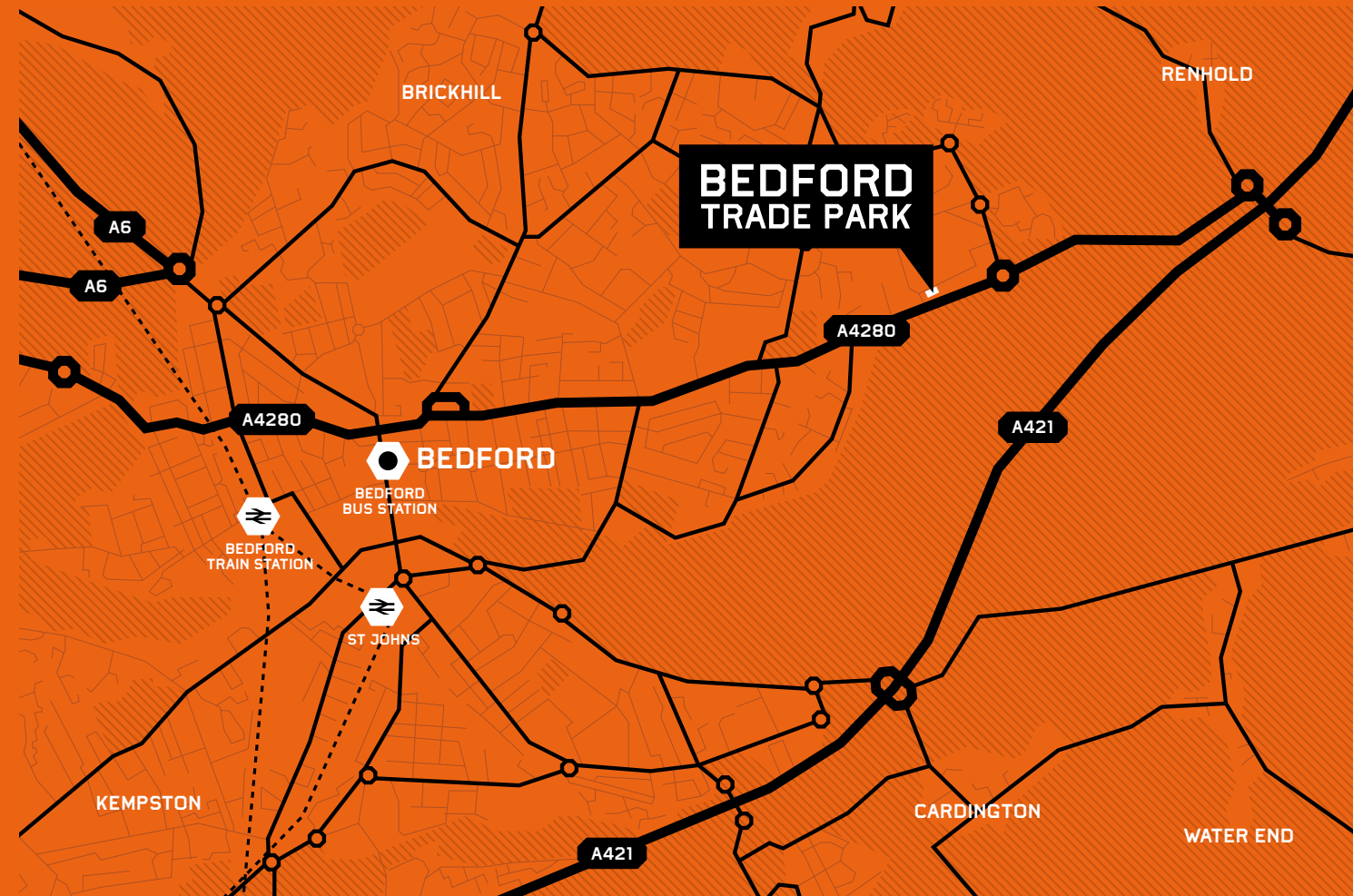
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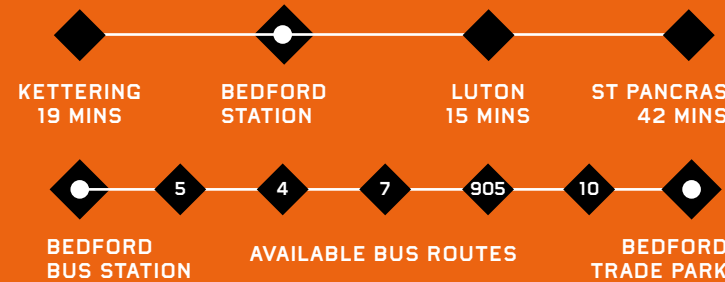
LOCAL OCCUPIERS

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
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	15 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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GRAFTONGATE

PALOMA
CAPITAL

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