

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

PROFOLLOW

GRAFTONGATE

**UNITS FROM
3,966 – 36,927 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



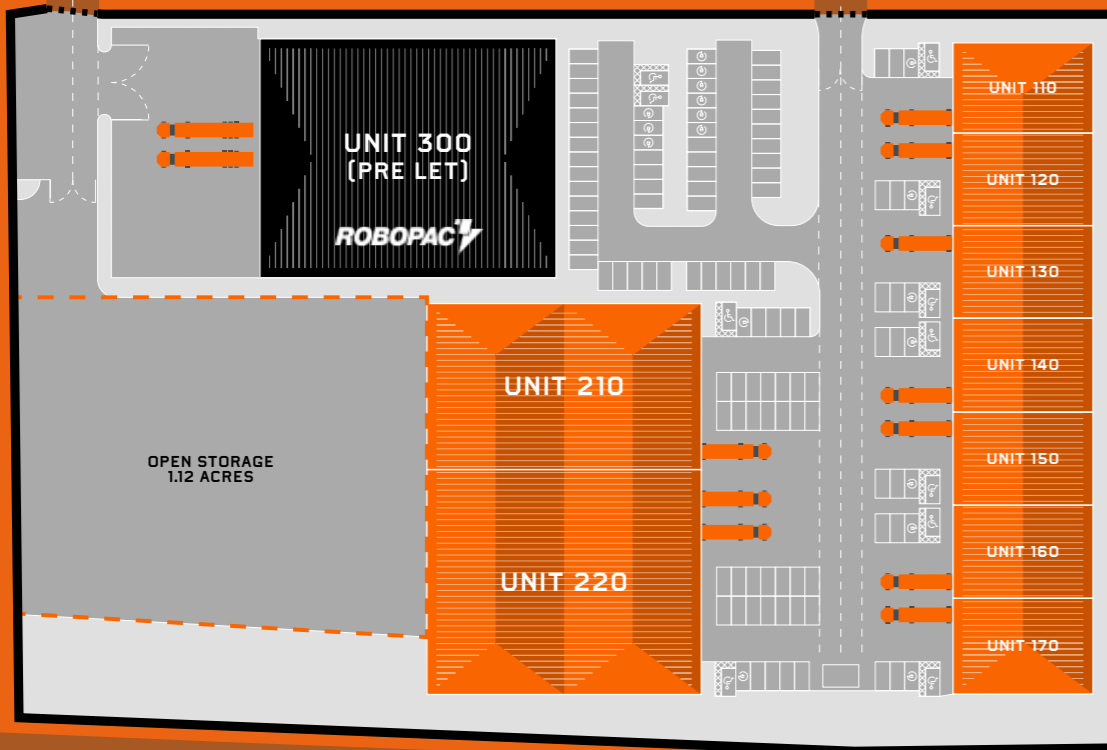
ABILITY TO
COMBINE UNITS

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

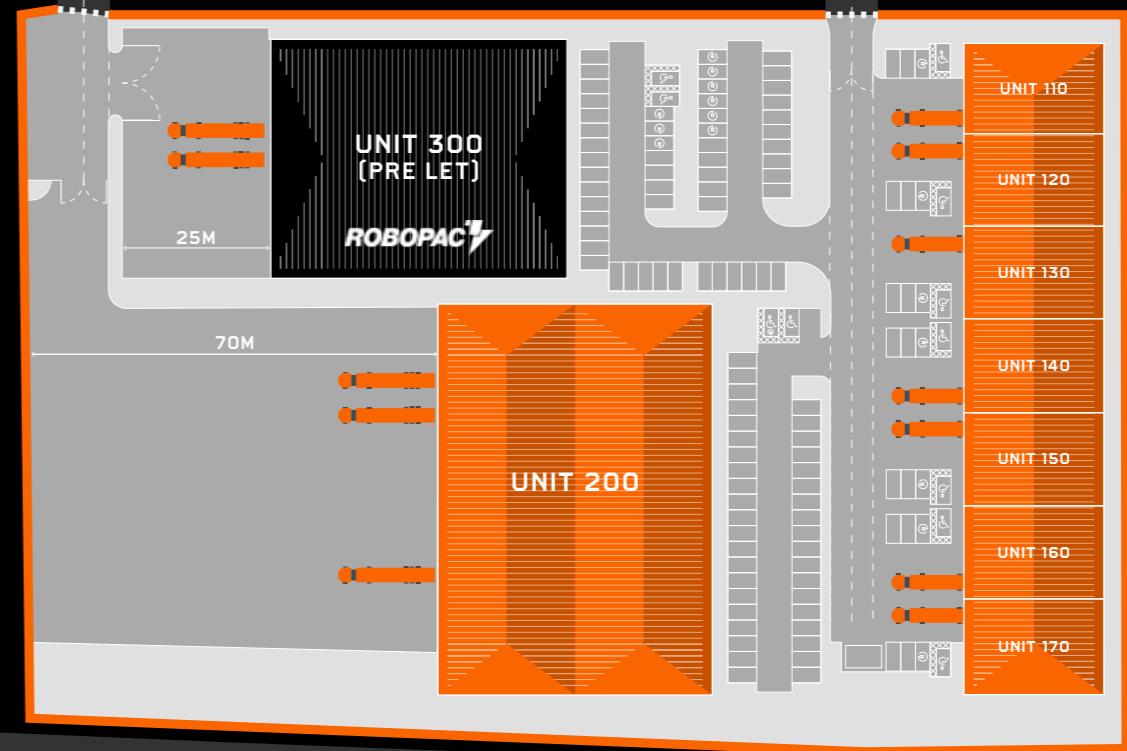
| UNIT | SPACE | SQ FT GEA | SQ M GEA |
|-------|-----------|-----------|----------|
| 110 | WAREHOUSE | 3,966 | 368 |
| TOTAL | | 3,966 | 368 |
| 120 | WAREHOUSE | 4,055 | 377 |
| TOTAL | | 4,055 | 377 |
| 130 | WAREHOUSE | 4,077 | 379 |
| TOTAL | | 4,077 | 379 |
| 140 | WAREHOUSE | 4,078 | 379 |
| 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 |
| COMBINED TOTAL | | 40,010 | 3,715 |
| INDUSTRIAL OPEN STORAGE | | | 1.12 ACRES |

ALTERNATE LAYOUT

TRADE PARK

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 |
|---------|-----------|-----------|----------|
| 200 | WAREHOUSE | 33,569 | 3,118 |
| OFFICES | | 3,358 | 312 |
| TOTAL | | 36,927 | 3,430 |

UNITS UP TO
36,927 SQ FT

FLEXIBLE HIGH



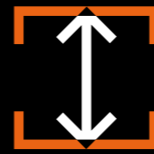
BREEAM TARGET
'EXCELLENT'



3,966 -
36,927 SQ FT



EPC TARGET
RATING A+



INTERNAL HEIGHT
8.2M - 10M



EV
CHARGING



ABILITY TO
COMBINE UNITS /
CROSS LOAD



FIRST FLOOR
OFFICES



GROUND LEVEL
LOADING DOORS



24 HOUR
CCTV



PV
PANELS



ROOF
LIGHTS



THREE PHASE
POWER 1 MVA



1.12 ACRE OPEN
STORAGE PLOT



ABUNDANT
PARKING

THIS BRAND-NEW DEVELOPMENT COMPRISES 10 GRADE A INDUSTRIAL AND TRADE UNITS RANGING FROM 3,966 – 36,927 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-LOAD USE OR A BUILDER'S MERCHANTS, SUBJECT TO OCCUPATION OF THE ADJOINING OPEN STORAGE LAND.

SPEC UNITS

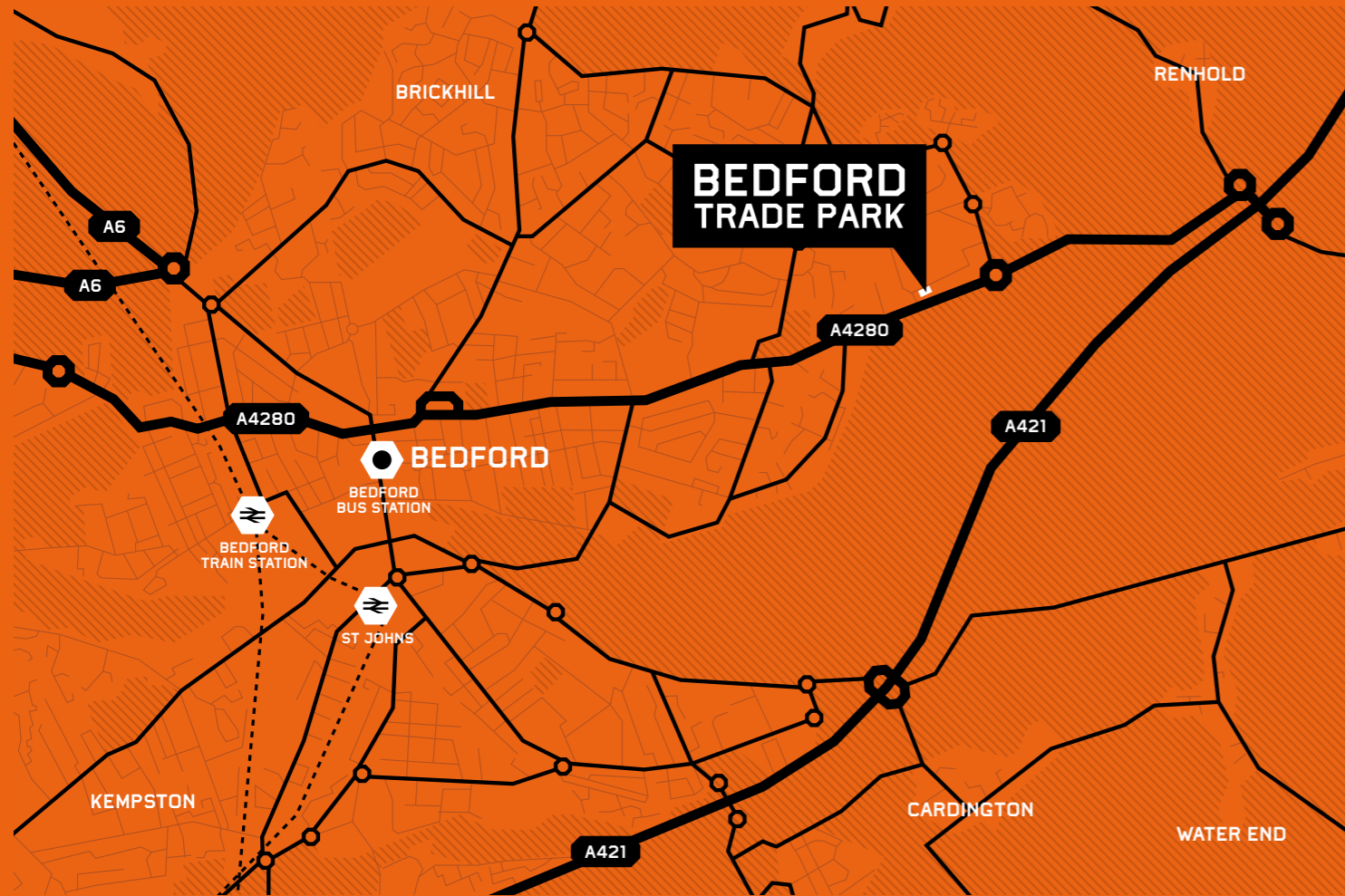
A DIVERSE MIX OF



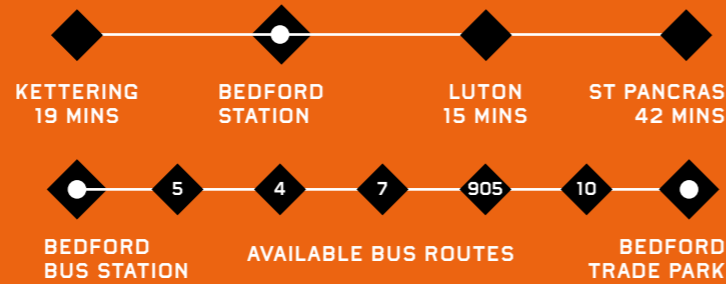
LOCAL OCCUPIERS

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 |
|---------------------|-----------|---------|
| 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.



CAXTON RD
BEDFORD
MK41 0LF

Colliers

STAN GIBSON
STANO.GIBSON@COLLIERS.COM
07570 252 260

GEORGIA LEVER
GEORGIA.LEVER@COLLIERS.COM
07599 533 143

 **CUSHMAN &
WAKEFIELD**

PATRICK MOONEY
PATRICK.MOONEY@CUSHWAKE.COM
07920 451 369

MAX BOREHAM
MAX.BOREHAM@CUSHWAKE.COM
07721 232 684

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 2026