

31,257 SQ FT MODERN DETACHED WAREHOUSE

TO LET

12

ST MARTINS
CENTRE BEDFORD

ST MARTINS WAY / BEDFORD MK42 0LF

MODERN DETACHED WAREHOUSE UNIT WITH SECURE YARD

12



KEY POINTS



6m clear internal height,
rising to 7.6m at the apex



Warehouse
lighting



3 phase power
supply



Two storey
office space



3 loading doors
(2 at the front, 1 on the side
leading to secure yard area)



Secure
side yard



Generous parking
allocation



Undergoing refurbishment
(specification available on request)



DESCRIPTION

Modern warehouse unit undergoing refurbishment. The unit benefits from 6m clear internal height, rising to 7.6m at the apex. The landlord is proposing a comprehensive refurbishment of the unit to include LED lighting throughout and the upgrading of the office area. Externally the unit benefits from a generous parking allocation, loading at the front and a secure yard at the side of the property which can provide additional parking or secure storage. Further details on the timing and specification of the refurbishment are available upon request.

ACCOMMODATION

The property has been measured on a Gross Internal Area basis:

GROUND FLOOR	29,391 sq ft	2,730.51 sq m
FIRST FLOOR	1,866 sq ft	173.36 sq m
TOTAL	31,257 sq ft	2,903.87 sq m

12

31,257 sq ft (2,903.87 sq m)

ST MARTINS CENTRE

BEDFORD

ST MARTINS WAY / BEDFORD MK42 0LF

12



← Bedford

Cardington Road A603

FUJIFILM

12

St Martins Way

St Martins Way

HOWDENS

whistl

Cambridge Road

Harrowden Road

Wallis Way

A600

A421

A421

↖ Cambridge

↖ A1 Black Cat Interchange
8 miles / 10 mins

↖ M1 J13
11 miles / 13 mins

LOCATION

St Martins Business Centre is accessed from Cambridge Road – one of the main commercial areas on the southern edge of Bedford, with excellent access to the A421 dual carriageway. The A421 links Bedford to M1 Junction 13 (11 miles) and the A1 (8 miles). At the A1, improvement works to Black Cat Roundabout are ongoing and due to complete in early 2027 – significantly improving access to Cambridge and the east.

Bedford is served by a fast train service to London St Pancras with a typical journey time of 43 minutes.

TERMS

The building is available on a new FRI lease, on terms to be agreed.

RENT

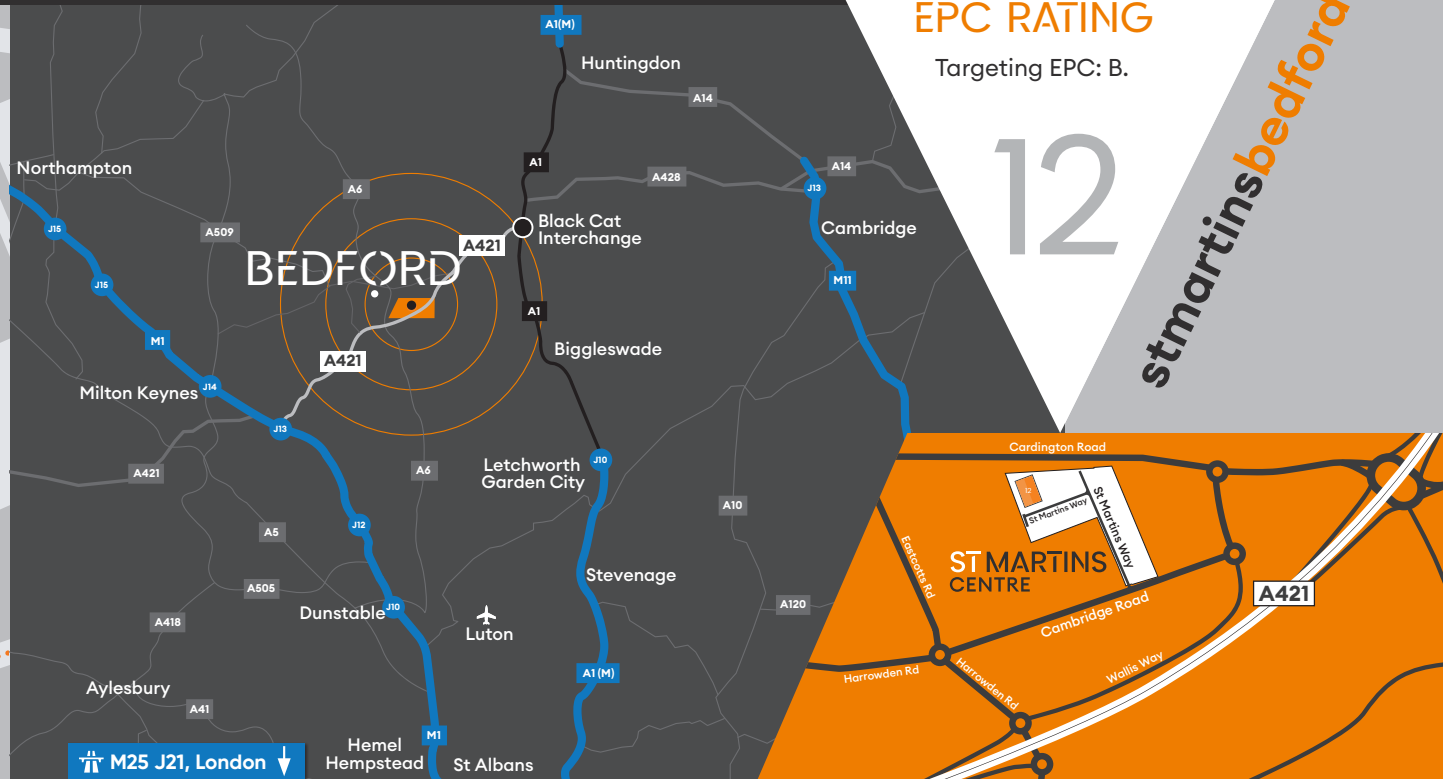
On application.

EPC RATING

Targeting EPC: B.

12

stmartinsbedford.co.uk



VIEWING & FURTHER INFORMATION

To arrange a viewing please contact the joint sole agents:

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Designed by: Ovation Creative Ltd, +44 (0)7889 982136.