



TO LET

BEDFORD 30 AND 40

30,427 AND 39,991 SQ FT INDUSTRIAL SPACE

OPTION TO COMBINE TO 70,418 SQ FT

BEDFORD COMMERCIAL PARK, MK43 9JH

Space for the well-connected

Set within a 45-acre landscaped, commercial development, Bedford 30 and 40 offer customers flexible distribution / industrial space available to let.

Located adjacent to the A421, Bedford Commercial Park benefits from excellent connectivity, just seven miles east of J13 of the M1 and 12 miles west of the A1 Black Cat roundabout.

Key benefits:



Large consumer reach

Access a population of 32 million people within a two-hour drivetime



BREEAM 'Excellent' specification

Realise energy and cost savings



Strategic location

Adjacent to the A421, offering excellent brand visibility

BEDFORD 30 SPECIFICATION

30,427 sq ft

Delivered to a Grade A specification, Bedford 30 is designed to offer customers flexibility and support operational efficiency, and includes the following features:



10m clear internal height



37m yard depth



3 level access doors



50 car parking spaces (including 4 accessible)



10 cycle spaces



Solar PV system of 107 kWp



'Chill store' ready building envelope



Grade A office space and staff welfare facilities

BEDFORD 40 SPECIFICATION

39,991 sq ft

Delivered to the same market-leading specification, Bedford 40 incorporates the following features:



10m clear internal height



37m yard depth



3 level access doors



3 loading dock doors



66 car parking spaces (including 3 accessible)



10 cycle spaces



Solar PV system of 129 kWp



'Chill store' ready building envelope



Grade A office space and staff welfare facilities

Indicative Goodman property





SITE PLAN

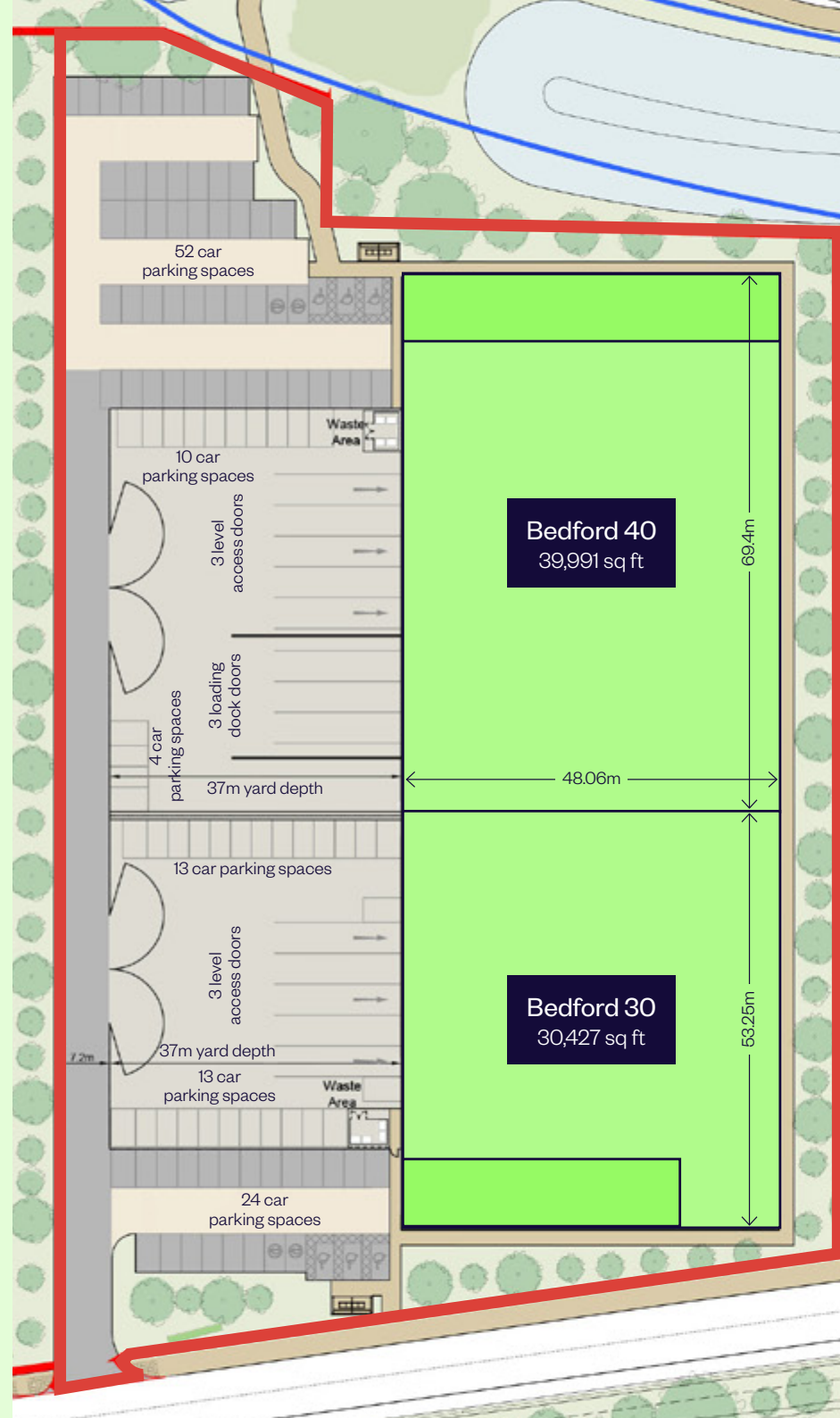


AREA SCHEDULE

Bedford 30	sq ft	sq m
Warehouse	24,585	2,284
Undercroft	2,453	228
Ground floor core	546	51
First floor office	2,843	264
TOTAL	30,427	2,827

Bedford 40	sq ft	sq m
Warehouse	31,675	2,942
Undercroft	3,378	314
Ground floor core	857	80
First floor office	4,081	379
TOTAL	39,991	3,715


Bedford 30 and 40 can be combined to provide 70,418 sq ft of space.



- Warehouse space
- Office space

SETTING A BENCHMARK FOR ESG

Bedford 30 and 40 have been designed to improve energy efficiency and reduce carbon emissions, leading to energy, cost and maintenance savings over the lifetime of the building. Developed to a BREEAM 'Excellent' standard and targeting an A-rated EPC, both properties include the following features:

-  Carbon neutral cladding envelope
-  Full rooftop solar PV system
-  Air tightness far in excess of current building regulations
-  12% roof lights providing optimum natural light
-  Carbon neutral carpet tiles
-  Ceiling tiles with a high percentage of recycled content
-  Solar wall thermal heating
-  Solar thermal hot water
-  LED lighting to offices and external areas
-  Smart metering
-  Low NOx condensing boiler
-  Electric car charging points (22 kW)
-  Infrastructure for future electric vehicle fleets
-  Rainwater harvesting and water saving devices



INVESTING IN RENEWABLES

We are increasing our investment in on-site renewables as we work with our customers to deliver smart energy solutions.

With automation and increasing use of technology placing greater demands on energy usage, incorporating full rooftop arrays of solar photovoltaics (PV) on our properties provides our customers with the opportunity to benefit from the latest in solar technology, offering low cost clean energy that can meet their operational needs.



Realise significant energy cost savings over your property's lease term



Reduce your operational carbon footprint



Achieve greater cost certainty, minimising your exposure to grid energy price inflation



Purchase your energy at a discount to market pricing



Meet your corporate sustainability objectives, including ESG targets.

How does it work?

As building owner, Goodman funds, installs and operates the solar PV installation. The solar energy generated is provided at a discounted rate, annually linked to inflation (CPI) and capped, so it never exceeds the delivered 'grid' energy cost.

Goodman is responsible for the ongoing operation and maintenance of the proposed system over the lifetime of the lease. Ongoing system monitoring will also be provided, giving customers full visibility of data and access to real-time performance information.



DRIVETIMES

1 mile

to A421

4 miles

to Bedford town centre

7 miles

to M1 (J13)

25 miles

to London Luton Airport

81 miles

to London Gateway

100 miles

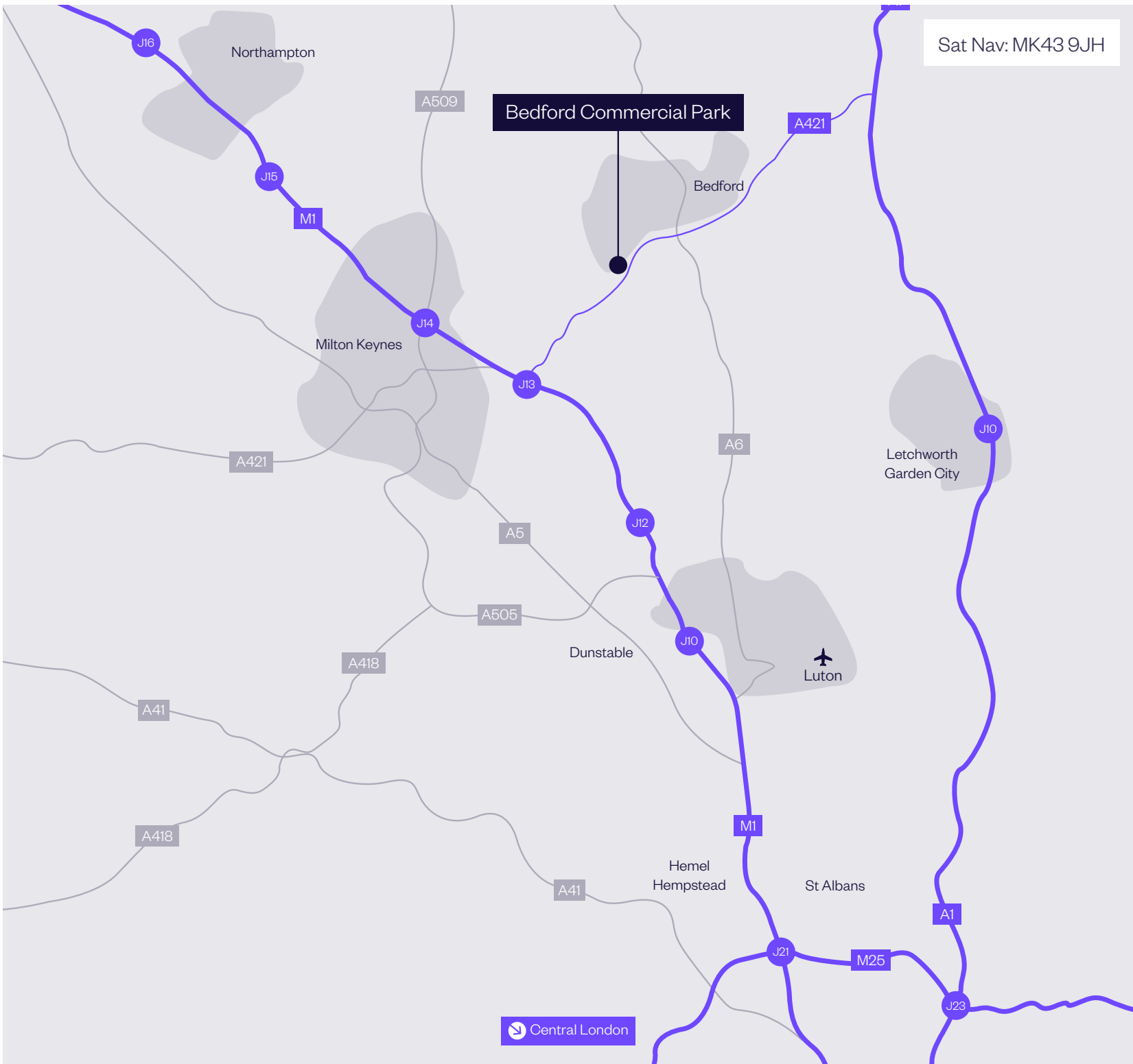
to Port of Felixstowe


LOCATION

Bedford Commercial Park

Bedford Commercial Park is located alongside the A421, one mile from the Marsh Leys Junction and three miles from the Marston Moretaine Junction, accessed via Bedford Road (the old A421).

In addition to its M1 and A1 connectivity, the development's central position - just 30 miles from Greater London - is ideally placed for companies looking for fast access to consumers and the ability to service customers on a same-day basis.



To M1 Junction 13 - 7 miles 

Bedford Commercial Park



Sainsbury's

Argos

ASDA

A421

A428 

A421

Marsh Leys roundabout

To A1 Black Cat roundabout - 12 miles 

ACCESSIBILITY

Bus

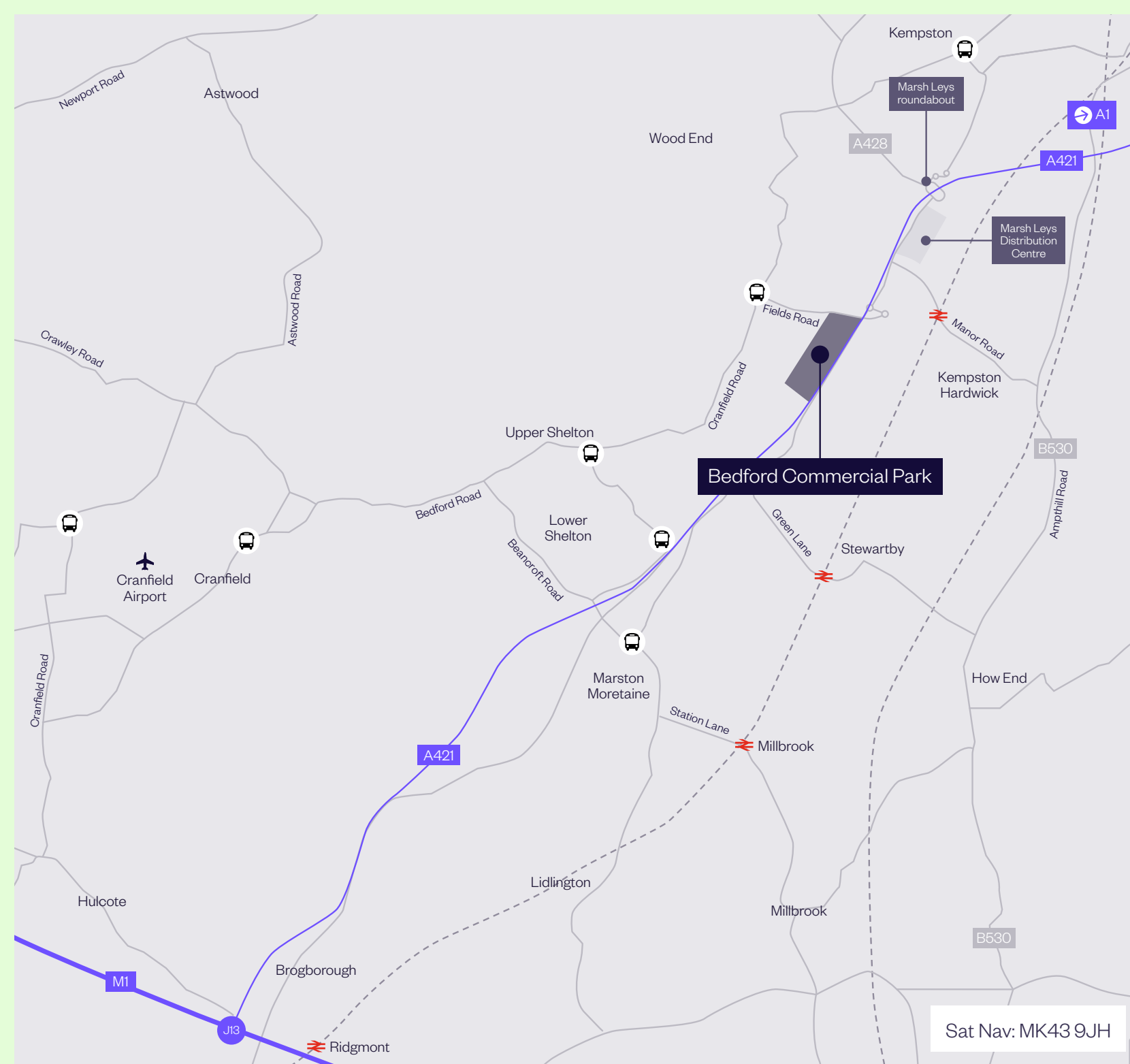
Bedford Commercial Park benefits from excellent local connectivity, with bus services linking the site to Milton Keynes, Bedford town centre and Cranfield.

Rail

Two railway stations are within close proximity (Kempston Hardwick and Stewartby), both providing direct access to Bedford and Bletchley. Nearby Bedford train station provides fast access to London with a fastest journey time of 35 minutes.

Cycle

The area also has an excellent cycle network, combined with new cycle ways in and around the park connecting with Route 51 of the National Cycle Network.



CONTACT US

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