



CAXTON PARK

CAXTON ROAD | BEDFORD | MK41 0TY

///STORES.CIVIL.STAYS



**HIGH QUALITY REFURBISHED
INDUSTRIAL / WAREHOUSE UNITS TO LET**

7,018 – 8,101 SQ FT (651.98 – 752.60 SQ M) TO LET

Caxton Park comprises industrial / warehouse units situated on Caxton Road, Elm Farm Industrial Estate, on the eastern edge of Bedford. Existing occupiers on the estate include YN Healthcare, GSF, Rotatrim and Lindstrom. There are currently two available units offering newly refurbished space, from 7,018 – 8,101 sq ft.



REFURBISHED TO A HIGH STANDARD



SPECIFICATION

-  REFURBISHED AND IMMEDIATELY AVAILABLE
-  6.58M INTERNAL EAVES HEIGHT
-  TWO STOREY OFFICES
-  ALLOCATED PARKING
-  THREE PHASE POWER
-  NEW LOADING DOORS
-  NEW LED LIGHTING THROUGHOUT
-  2.5 MILES FROM BEDFORD TOWN



AVAILABILITY

UNIT 3	7,018 SQ FT	651.98 SQ M	11 CAR SPACES
UNIT 7	8,101 SQ FT	752.60 SQ M	18 CAR SPACES

Sizes shown are GIA



UNIT 3

7,018 SQ FT (651.98 SQ M)

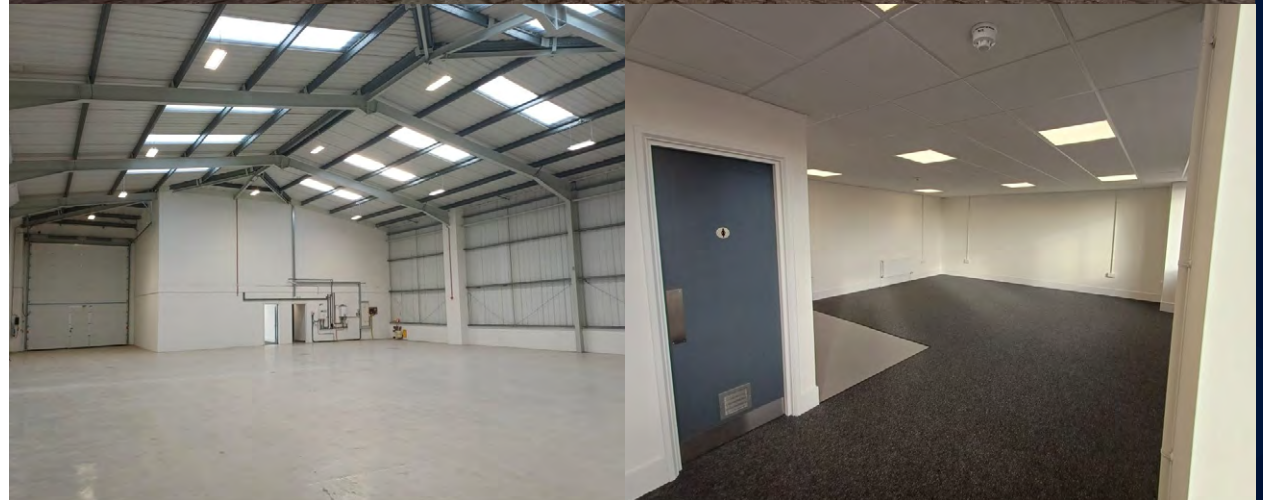
TO LET

ACCOMMODATION

The accommodation comprises the following (GIA):

	sq ft	sq m
Ground Floor	6,134	569.86
First Floor	884	82.12
Total	7,018	651.98

- Refurbished and immediately available
- EPC B47
- 6.58m internal eaves height
- Two storey offices
- Kitchenettes in the first floor offices
- 11 car parking spaces
- Three phase power and capped mains gas
- One new up and over loading door
- New LED lighting throughout
- Service Charge – £5,782.00 pax



UNIT 7

8,101 SQ FT (752.60 SQ M)

TO LET

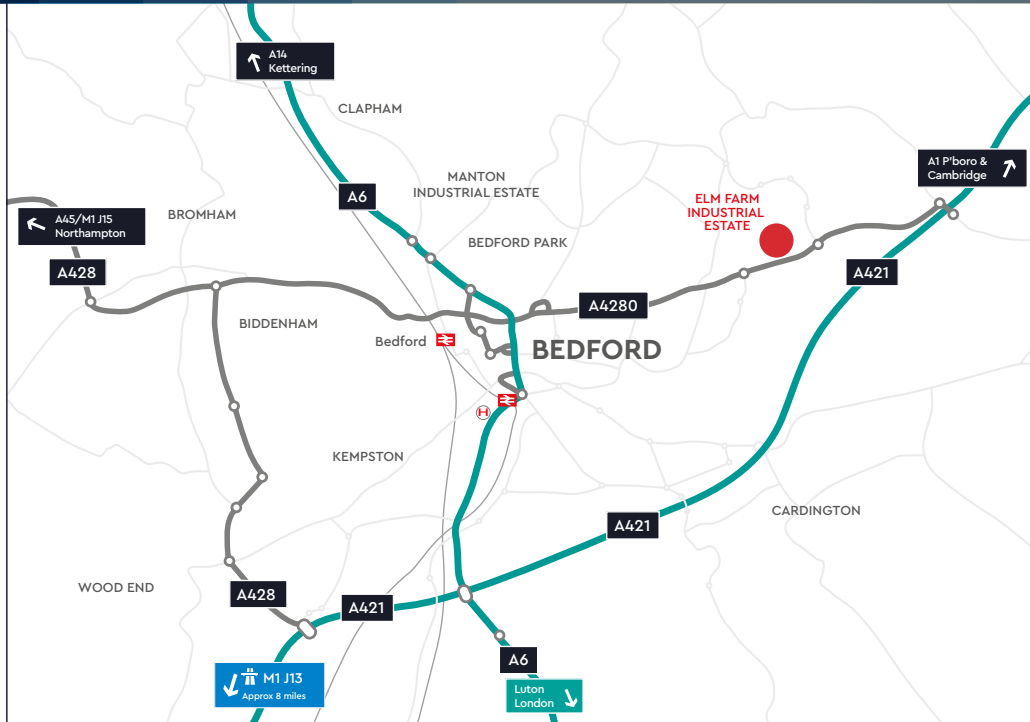
ACCOMMODATION

The accommodation comprises the following (GIA):

	sq ft	sq m
Ground Floor	7,238	672.42
First Floor	863	80.18
Total	8,101	752.60

- Refurbished and immediately available
- EPC B43
- 6.58m internal eaves height
- Two storey offices
- Kitchenettes in the first floor offices
- 18 car parking spaces
- Three phase power and capped mains gas
- One new up and over loading door
- New LED lighting throughout
- Service Charge – £5,983.00 pax





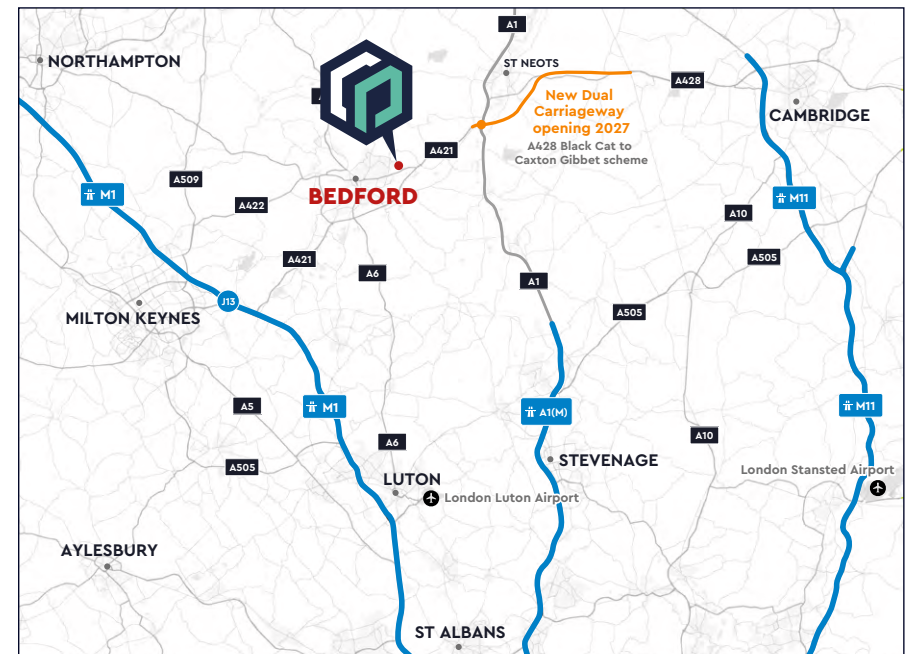
LOCATION

Caxton Park is a modern development within the Elm Farm Industrial Estate on the eastern edge of Bedford. The A4280 links Elm Farm to the A421 Bedford Southern Bypass (M1 J13 - A1 Black Cat Roundabout) and to Bedford town centre. Works are currently underway to upgrade the Black Cat Roundabout. Once complete the

new junction will improve access to the A1 and provide quicker road links to Cambridge.

The surrounding area is a mixture of industrial and warehousing with a good level of amenity nearby, including Waitrose, Starbucks, McDonalds and Lidl. Bedford is served by a train service to London St Pancras.

A1(M)	6 miles
M1 (J13)	15 miles
A6	4 miles
Bedford Station	5 miles
London Luton Airport	30 miles
London	63 miles
Birmingham	87 miles



A1 - 6 MILES

**1½ miles from the A421 intersection
at Renhold Interchange and
2½ miles from Central Bedford**

A421

ST NEOTS RD

GO
Outdoors

HOWDENS

SCREWFIX

M1 (J13) - 15 MILES

CAXTON RD

A4280

NRG
24HR
GYM

LIDL

WAITROSE
& PARTNERS

McDonald's

STARBUCKS

Wickes

b&m

TESCO



**CAXTON
PARK**

ELMS
INDUSTRIAL
ESTATE

CENTRAL BEDFORD



**CAXTON
PARK**



TERMS

Available on a New Lease basis only. Please contact the agents for quoting terms.

VAT

VAT is applicable at the prevailing rate.

RATEABLE VALUES

Unit 3 – £47,000 (2023 List) increasing to £60,000 in the Draft 2026 List.
Unit 7 – £58,500 (2023 List) increasing to £80,500 in the Draft 2026 List.
Not the rates payable. Transitional relief may apply.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with a new letting.

FURTHER INFORMATION

For further information or to arrange a viewing please contact the joint sole agents:



DAN JACKSON
07841 684 870
djackson@adroitrealestate.co.uk



NATHAN GEORGE
07741 261 890
nathan.george@eddisons.com

DICCON BREARLEY
07896 086 291
diccon.brearley@eddisons.com

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