

CAPACITY136

UNDERGOING REFURBISHMENT

TO BE COMPLETED Q4 2025

BEDFORD

TO LET
136,035 SQ FT



www.capacity136bedford.co.uk

CAPACITY136 | WALLIS WAY | BEDFORD | MK42 0PE



eager.leaned.kings

CAPACITY136

BEDFORD

Capacity136 offers 136,035 sq ft of high-specification industrial/logistics space. The unit is strategically located in a high profile location fronting the A421, mid way between the M1 (Jn13) and the A1 (Black Cat Roundabout)

The unit is being reconfigured and refurbished and will be ready for occupation in Q4 2025.

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11 DOCK
LEVEL DOORS



5 LEVEL
ACCESS DOORS



45M YARD
DEPTH



whistl

Lantmännen
Unibake

Train Station

Bedford Town
Centre

To Junction 13
of the M1
(11 miles)

ASDA

CAPACITY136
BEDFORD

A421

To A1/Blackcat Roundabout
(8 miles)



CAPACITY136

BEDFORD


360° TOUR
[CLICK HERE](#)



11 Dock
Level Doors



5 Level
Access Doors



45m Yard
Depth



50 kN/m² Floor
Loading



12m Eaves
Height



82 Car Parking
Spaces



Large Loading
Canopy



22 HGV Parking
Spaces



1 MVA
Power Supply

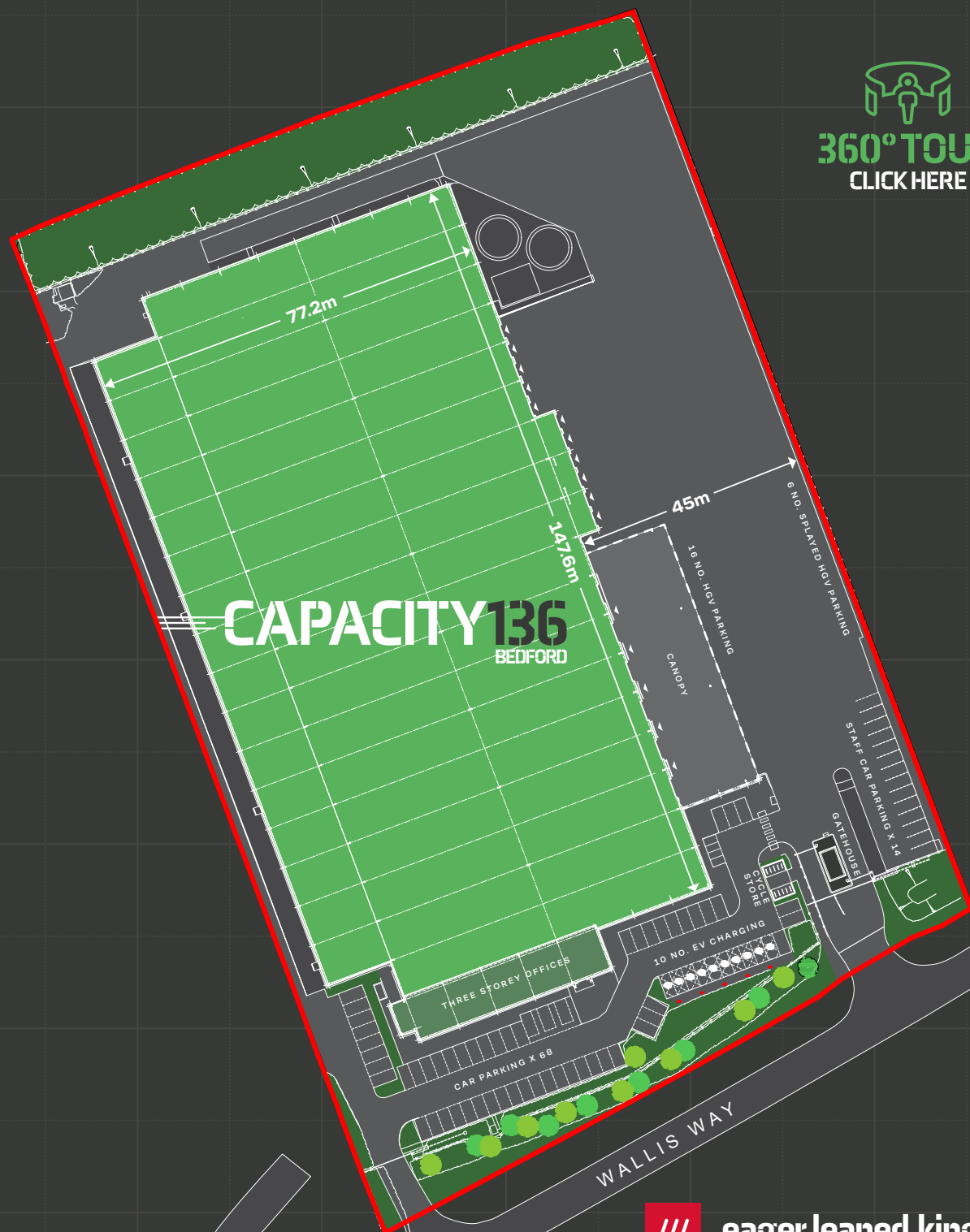


Sprinkler Ready



LED Lighting

Warehouse	122,665 sq ft
Offices & Welfare	11,045 sq ft
Plant Deck	1,585 sq ft
Gatehouse	205 sq ft
Pump House	535 sq ft
TOTAL GEA	136,035 SQ FT
Canopy	8,750 sq ft



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TARGETING
BREEAM®
EXCELLENT



20 CYCLE
SPACES



10 EV
CHARGERS



TARGETING
MIN EPC
RATING B



LED
LIGHTING



PHOTOVOLTAIC
PANELS



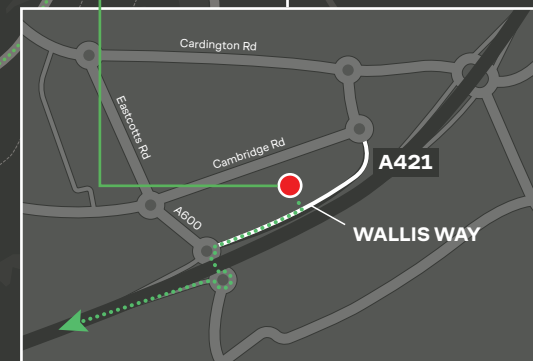
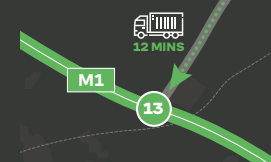
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HGV DRIVE TIMES

- 1 HOUR
- 2 HOURS
- 3 HOURS
- 4 HOURS



Train Stations	Distance	Time
Bedford Station	3 miles	11 mins
St Pancras Station	56.5 miles	1hr 25 mins



Airports	Distance	Time
Luton Airport	29 miles	36 mins
Heathrow	60 miles	1 hr 21 mins
London Stansted	47 miles	1 hr 6 mins
East Midlands Airport	81 miles	1 hr 24 mins



Road	Distance	Time
M1/M25 Intersection	38 miles	51 mins
M1/M6 intersection	49 miles	54 mins
Junction 13 of the M1	11 miles	13 mins
A1 Black Cat Roundabout	8 miles	10 mins
Greater London	53 miles	1 hr 10 mins



Ports	Distance	Time
Southampton	119 miles	2 hr 20 mins
Felixstowe	98 miles	1 hr 49 mins
London Gateway	84 miles	1 hr 47 mins

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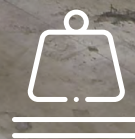
12M EAVES
HEIGHT



11 DOCK
LEVEL DOORS



5 LEVEL
ACCESS DOORS



50 KN/M² FLOOR
LOADING



LED
LIGHTING

CAPACITY136

BEDFORD



ALL ENQUIRIES

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