



AVAILABLE
NOW

TO LET 136,113 SQ FT

CAPACITY136

Wallis Way | Bedford | MK42 0PE

 capacity136bedford.co.uk

BEDFORD

BUILT FOR ACCESS - DESIGNED FOR EFFICIENCY

CAPACITY136
BEDFORD
Wallis Way | Bedford | MK42 0PE



**78 Car Parking
Spaces**



**22 HGV Parking
Spaces**



**11 Dock & 5 Level
Access Doors**



**Large
Loading Canopy**



**45m Yard
Depth**



SPACE THAT PERFORMS

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12M CLEAR INTERNAL HEIGHT

147.6M

77.2M

...THE CAPACITY TO CATER
FOR YOUR WAREHOUSING
& DISTRIBUTION NEEDS...



Sprinkler
Ready



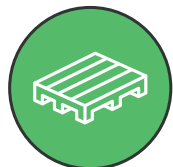
860 kVA
Power Supply



50 kN/m² Floor
Loading



23,296 Pallet
Positions
(VNA)



16,646 Pallet
Positions
(wide aisle)

CONTEMPORARY OFFICES

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**Raised
Floors**



**Air
Conditioning**



**LED
Lighting**



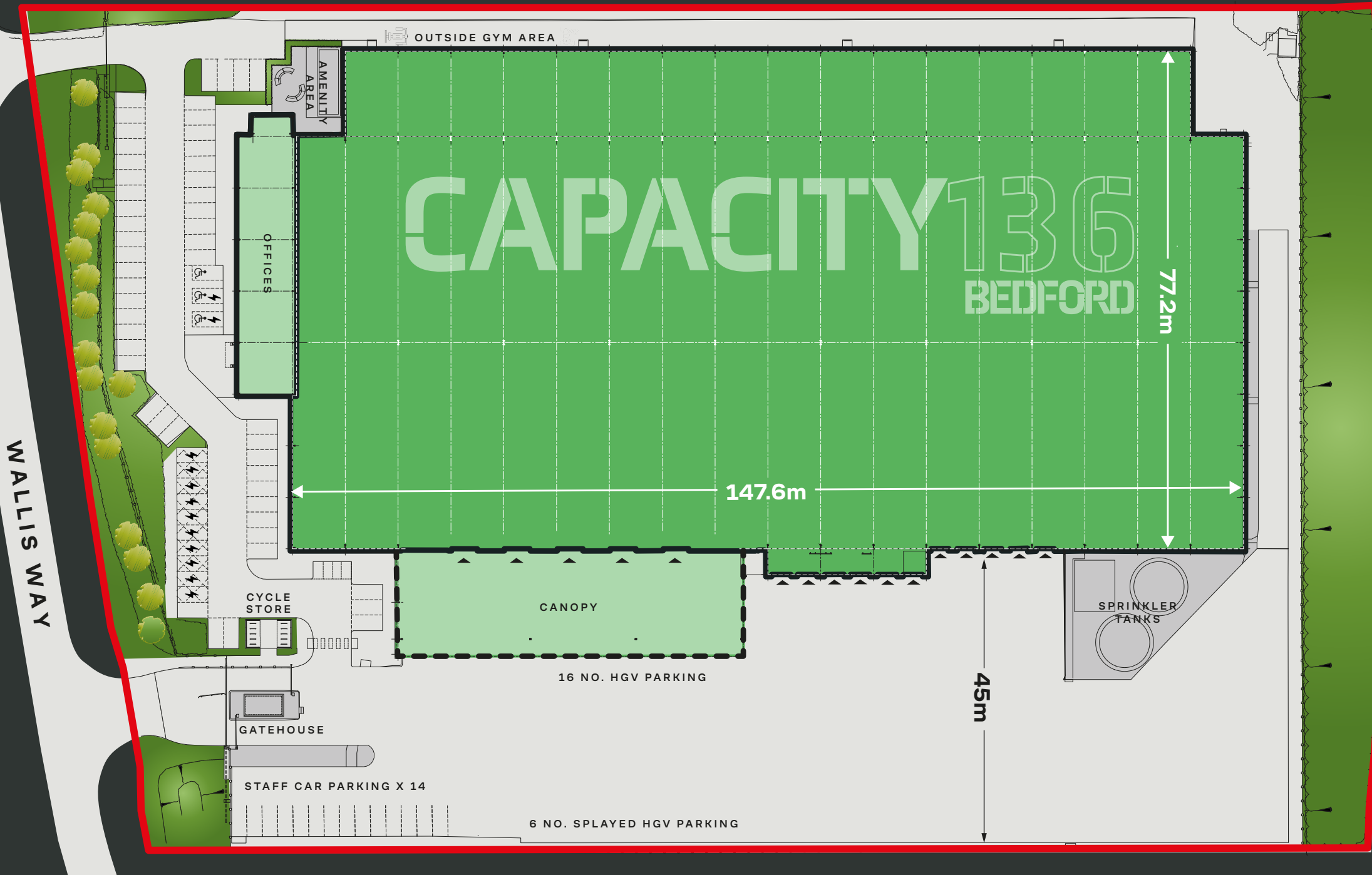
**8 Person
Lift**



**Staff
Kitchen**



SITE PLAN



AVAILABILITY

CAPACITY136 provides the following gross external areas:

	Sq Ft
Warehouse (including undercroft and reception)	126,942
First floor offices	4,211
Second floor offices and plant deck	4,211
Gatehouse	211
Pump House	538
TOTAL GROSS EXTERNAL AREA	136,113
Loading Bay/Canopy	8,776
Overall Area	144,889

CAPACITY136
BEDFORD



SUSTAINABILITY BUILT IN

CAPACITY136
BEDFORD
Wallis Way | Bedford | MK42 0PE



**BREEAM
Excellent**



**EPC
A**



**WiredScore
Platinum**



**12 EV
Chargers**



**Solar PV
Array**

WELLBEING AT WORK



Shower
Facilities



Outside
Gym



20 Cycle
Spaces



WC/Locker
Rooms



Amenity
Area



Bedford Town Centre

 Bedford Train Station

Harrowden Road

Eastcotts Road

Cardington Road

 **J13 M1**
(11 miles - 13 mins)

Harrowden Road

whistl

 **Lantmännen**
Unibake

Cambridge Road

ASDA

A421

W&H PEACOCK
AUCTIONEERS & VALUERS

CAPACITY136
FRONTING THE A421
BEDFORD

Wallis Way

A1 Black Cat Interchange
➔ (8 miles - 10 mins)

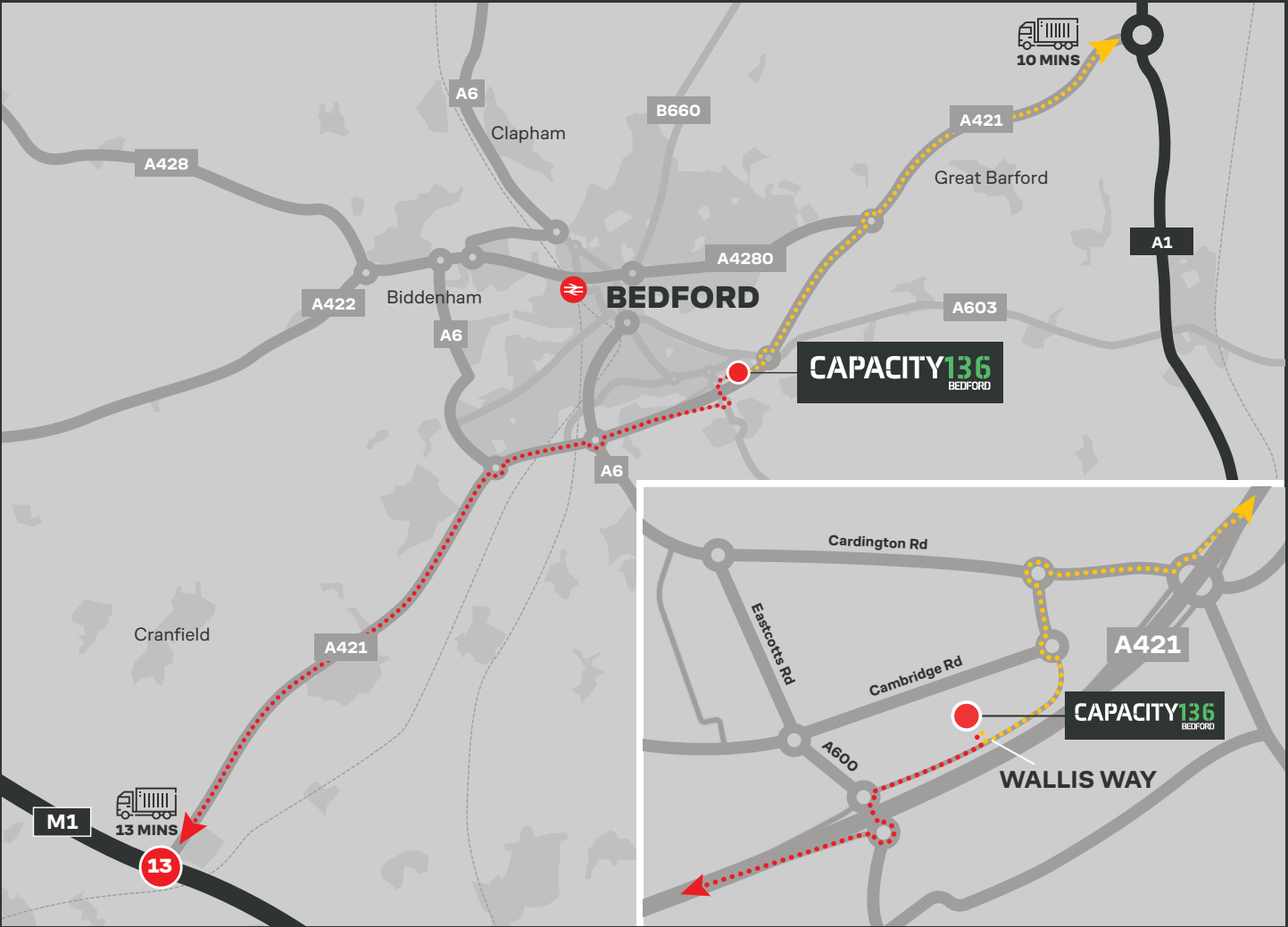
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 Google Maps

 Train journey from
Bedford to St Pancras
34 mins

HGV DRIVE TIMES

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



CONNECTIVITY

TRAIN STATIONS	Distance	Time
Bedford Station	3 miles	11 mins
AIRPORTS	Distance	Time
Luton Airport	29 miles	36 mins
London Stansted	47 miles	66 mins
Heathrow	60 miles	68 mins
East Midlands Airport	81 miles	84 mins

ROAD	Distance	Time
A1 Black Cat Interchange	8 miles	10 mins
Junction 13 of the M1	11 miles	13 mins
M1/M25 Intersection	38 miles	51 mins
M1/M6 intersection	49 miles	54 mins
Greater London	53 miles	70 mins

PORTS	Distance	Time
London Gateway	84 miles	107 mins
Felixstowe	98 miles	109 mins
Southampton	119 miles	140 mins



CAPACITY136
BEDFORD
ALL ENQUIRIES

 capacity136bedford.co.uk

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JAMES COGGLE
M 07469 403 283
james.coggle@realestate.bnpparibas

SAFFRON HARDING
M 07786 419 663
saffron.harding@realestate.bnpparibas

 **BNP PARIBAS
REAL ESTATE**
020 7338 4109
realestate.bnpparibas.co.uk

LLOYD SPENCER
M 07768 480 937
lspencer@adroitrealestate.co.uk

STEVE WILLIAMS
M 07860 708 665
swilliams@adroitrealestate.co.uk

 **adroit**
REAL ESTATE ADVISORS
01234 639886
adroitrealestate.co.uk

STEVE MORIARTY
M 07876 440 768
steve@cpg.uk

SEAN BREMNER
M 07541 505 980
sean@cpg.uk

 **CPA**
COMMERCIAL PROPERTY PARTNERS
0115 896 6611
www.cppartners.co.uk

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