



AVAILABLE
NOW

TO LET 136,113 SQ FT

CAPACITY 136

Wallis Way | Bedford | MK42 OPE

 capacity136bedford.co.uk

BEDFORD

BUILT FOR ACCESS - DESIGNED FOR EFFICIENCY



78 Car Parking Spaces



22 HGV Parking Spaces



11 Dock & 5 Level Access Doors



Large Loading Canopy



45m Yard Depth



SPACE THAT PERFORMS



Sprinkler Ready



860 kVA Power Supply



50 kN/m² Floor Loading



23,296 Pallet Positions (VNA)



16,646 Pallet Positions (wide aisle)

CONTEMPORARY OFFICES



**Raised
Floors**



**Air
Conditioning**



**LED
Lighting**

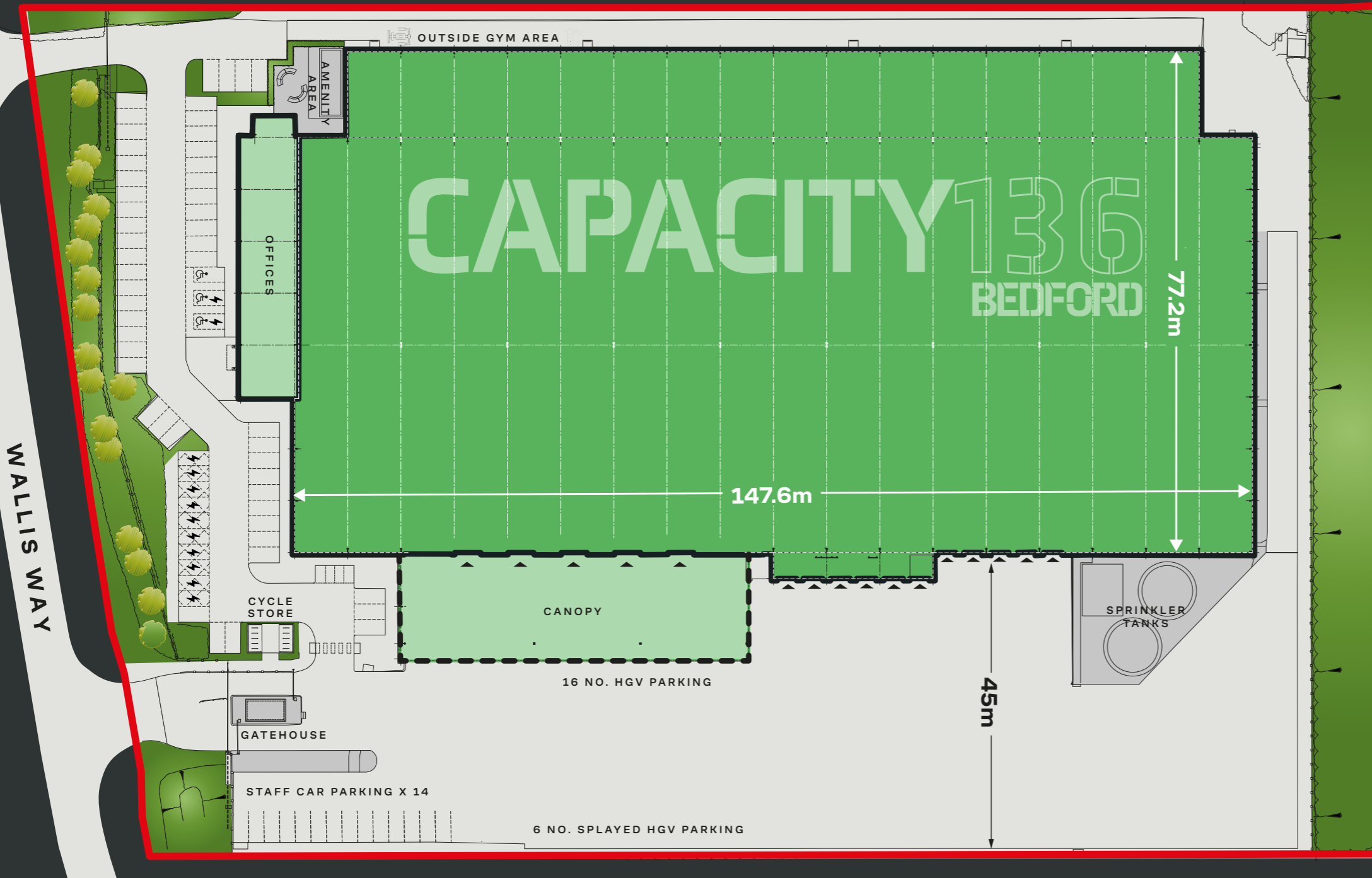


**8 Person
Lift**



**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



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**





↖ **J13 M1**
(11 miles - 13 mins)

Bedford Town Centre

 Bedford Train Station

Harrowden Road

Eastcotts Road

Cardington Road

Harrowden Road

whistl

 **Lantmännen**
Unibake

A421

Cambridge Road

ASDA

W&H PEACOCK
AUCTIONEERS & VALUERS

CAPACITY136
FRONTING THE A421 BEDFORD

Wallis Way

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



LOCATION

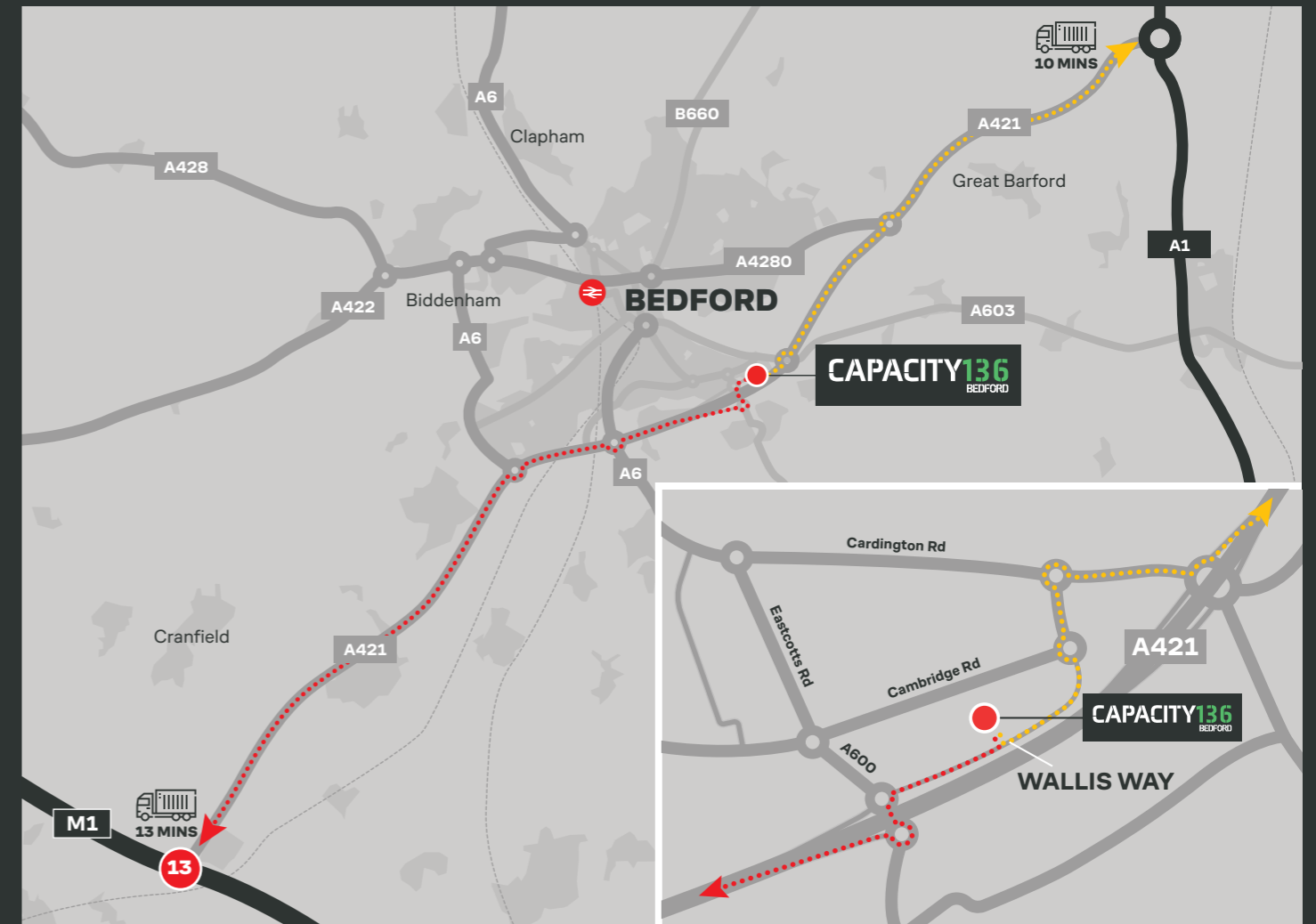
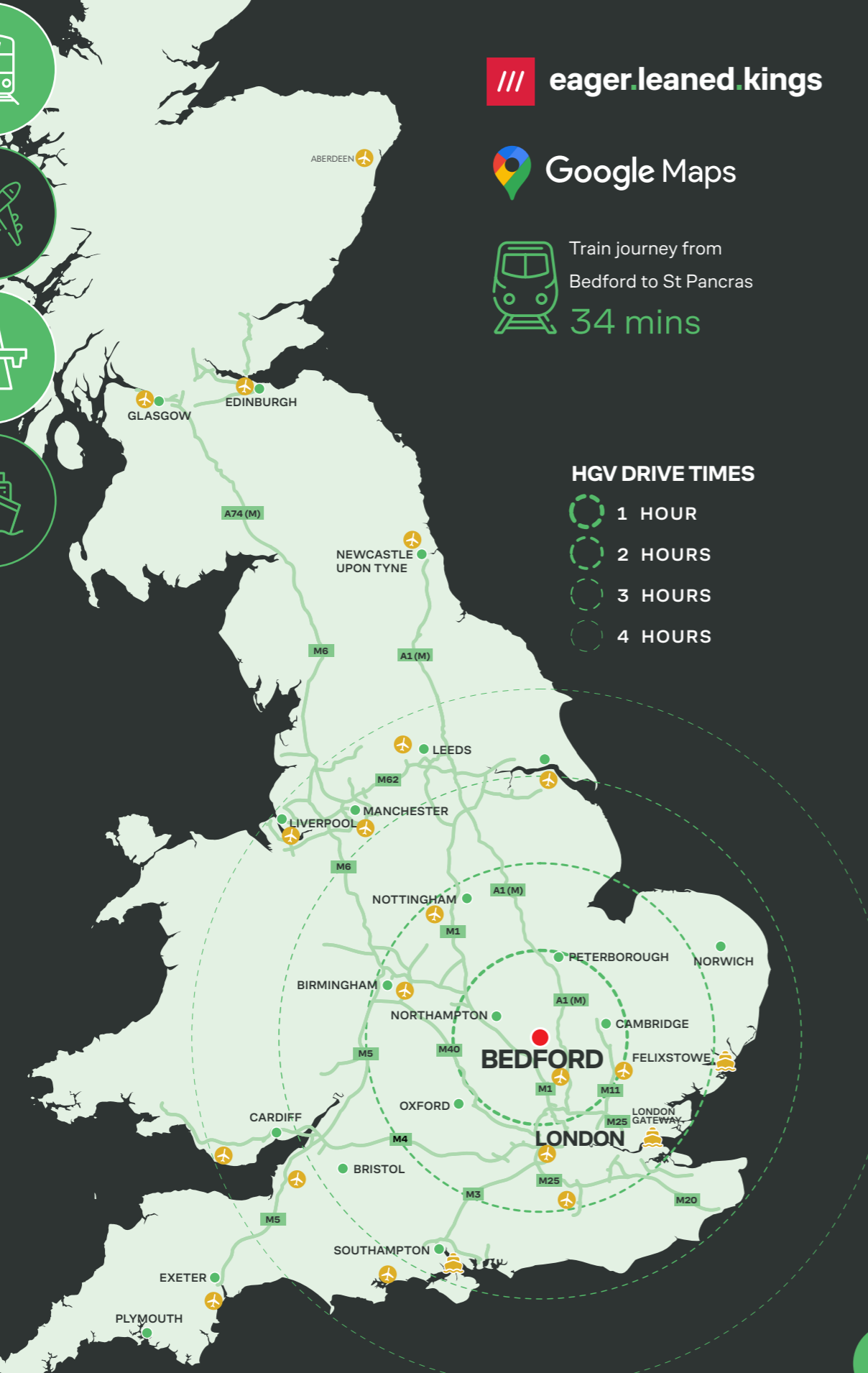
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Google Maps

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

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