



MULBERRY  
**LOGISTICS  
PARK**

**BEDFORD**

A421 / A1

A NEW, BUILD-TO-SUIT  
INDUSTRIAL / LOGISTICS DEVELOPMENT

UNITS AVAILABLE FROM  
3,160 SQ FT – 100,000 SQ FT

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[MPDL.CO.UK/PROJECT/BEDFORD](https://mpdl.co.uk/project/bedford)

DEDICATED TO

# SUPERB CONNECTIVITY

MULBERRY LOGISTICS PARK,  
BEDFORD IS A NEW INDUSTRIAL /  
LOGISTICS OPPORTUNITY WITH  
BUILD-TO-SUIT BUILDINGS  
AVAILABLE FROM  
3,160 SQ FT – 100,000 SQ FT



Rapid access to the M1 J13, the A1 Black Cat Roundabout and the national motorway network via the A421 dual carriageway



High quality logistics / production space offering a broad range of options for local, national and international businesses



An opportunity to relocate to a first-class facility set within the popular Elms Farm Industrial Estate, strategically located between London and Birmingham



Readily available labour at comparatively lower rates than Milton Keynes, Northampton and the UK average



Build-to-suit opportunities ranging from 3,160 sq ft – 100,000 sq ft



Computer Generated Image: Indicative Option 1, Unit 3

## AN ESTABLISHED LOCATION

Mulberry Logistics Park, Bedford is a new industrial / logistics development totalling 235,000 sq ft, with buildings up to 100,000 sq ft available. Located 15 miles from the M1 J13, it is easily accessible via the A421 offering a perfect central location for your business. Bedford is an established industrial / logistics location, home to occupiers such as Booker, Howdens, Arcadia, Travis Perkins, J Sainsbury Plc, Asda and Screwfix. Local staff amenities include Waitrose, Lidl and McDonald's.



Computer Generated Image: Indicative Option 1

# A SKILLED, COST-EFFECTIVE LABOUR SUPPLY

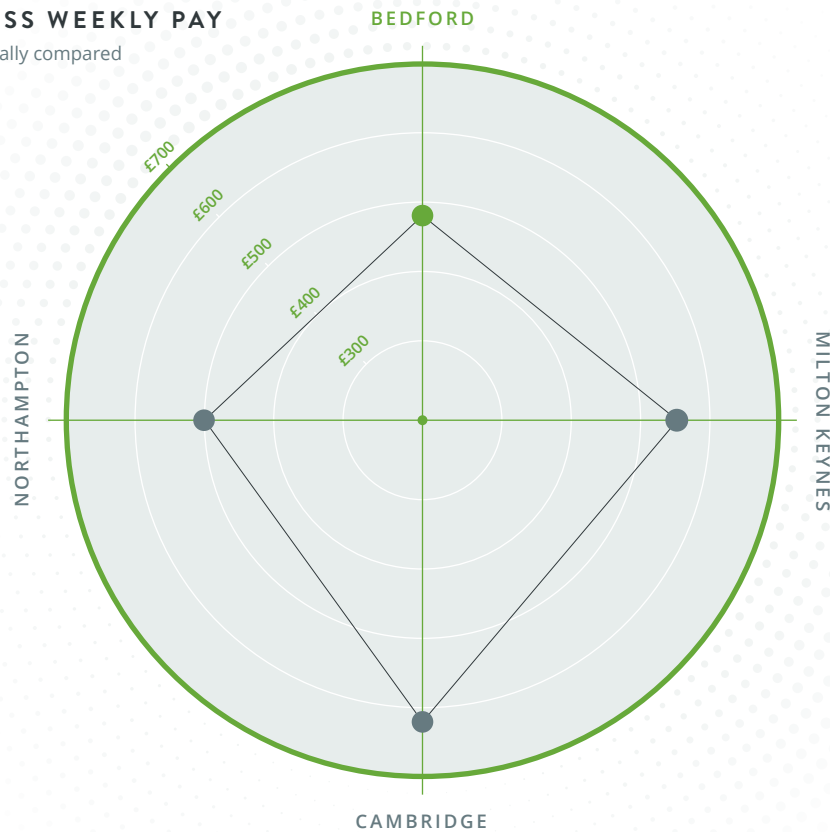
- Bedford's labour market shows a compelling story for occupiers looking to locate to the area
- Over 200,000 people live within a 30-minute drive time of the Bedford site
- 65% of those people are of working age

- Average gross weekly pay is approximately 10% less than the wider South East
- Unemployment is currently 3.8% providing a readily available source of labour

Source: Office of National Statistics, Nomis.

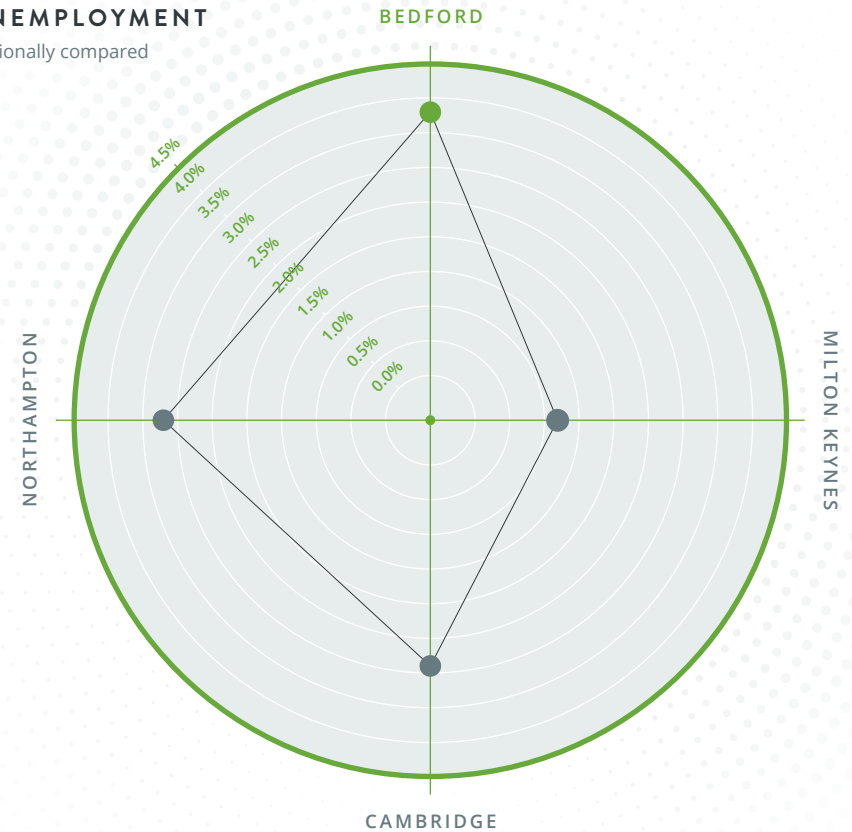
## GROSS WEEKLY PAY

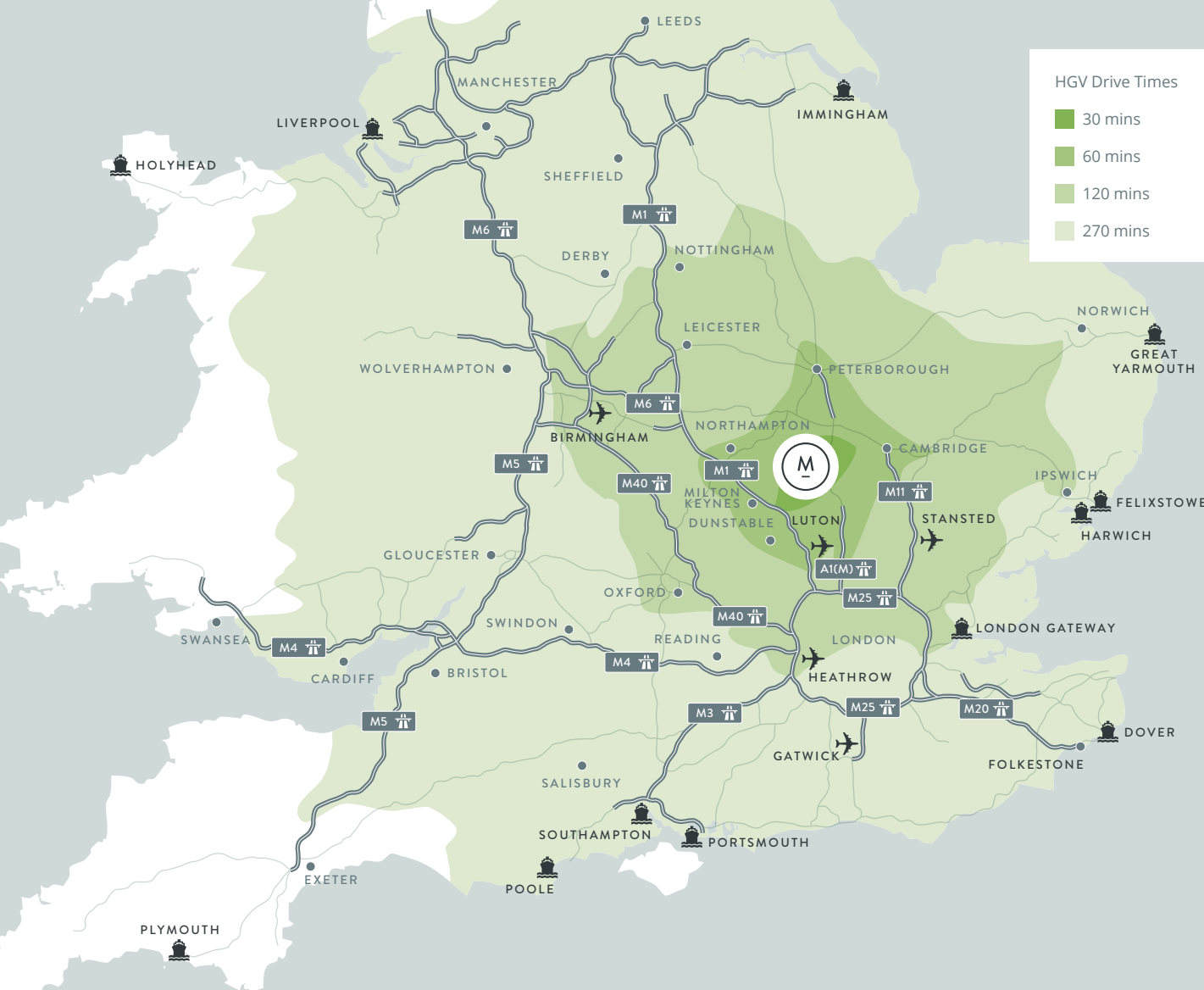
Regionally compared



## UNEMPLOYMENT

Regionally compared





# TRAVEL TIMES



## BY ROAD (HGV)

Destination	Distance	Time
Bedford Station	3.9 miles	10 mins
A1	6.5 miles	12 mins
M1 (J13)	15 miles	16 mins
Milton Keynes	22 miles	30 mins
Luton Airport	26 miles	38 mins
M11 (J12)	30 miles	40 mins
M25 (J20)	40 miles	45 mins
M40 (J10)	45 miles	55 mins
M6 (via M1 J19)	52 miles	60 mins
Central London	60 miles	1 hr 40 mins
Birmingham	86 miles	1 hr 39 mins



## BY RAIL (from Bedford Station)

Destination	Time
Luton Airport	27 mins
London St Pancras	38 mins
City Thameslink	44 mins
Leicester	44 mins



## SEA PORTS

Destination	Distance	Time
London Gateway	85 miles	1 hr 35 mins
Felixstowe	95 miles	1 hr 50 mins
Harwich	102 miles	2 hrs 5 mins
Dover	141 miles	2 hrs 39 mins

## YOUR CENTRAL LOCATION

Bedford provides excellent access to the South East and Central UK markets with London and Birmingham both within 2 hours by HGV. Mulberry Logistics Park, Bedford is in close proximity to the A1(M) and the M1 J13, accessing the national motorway network.

The site is also only 3.9 miles from Bedford Station with direct trains to London St Pancras and London Luton Airport, making Mulberry Logistics Park, Bedford ideal for businesses relying on great connectivity.

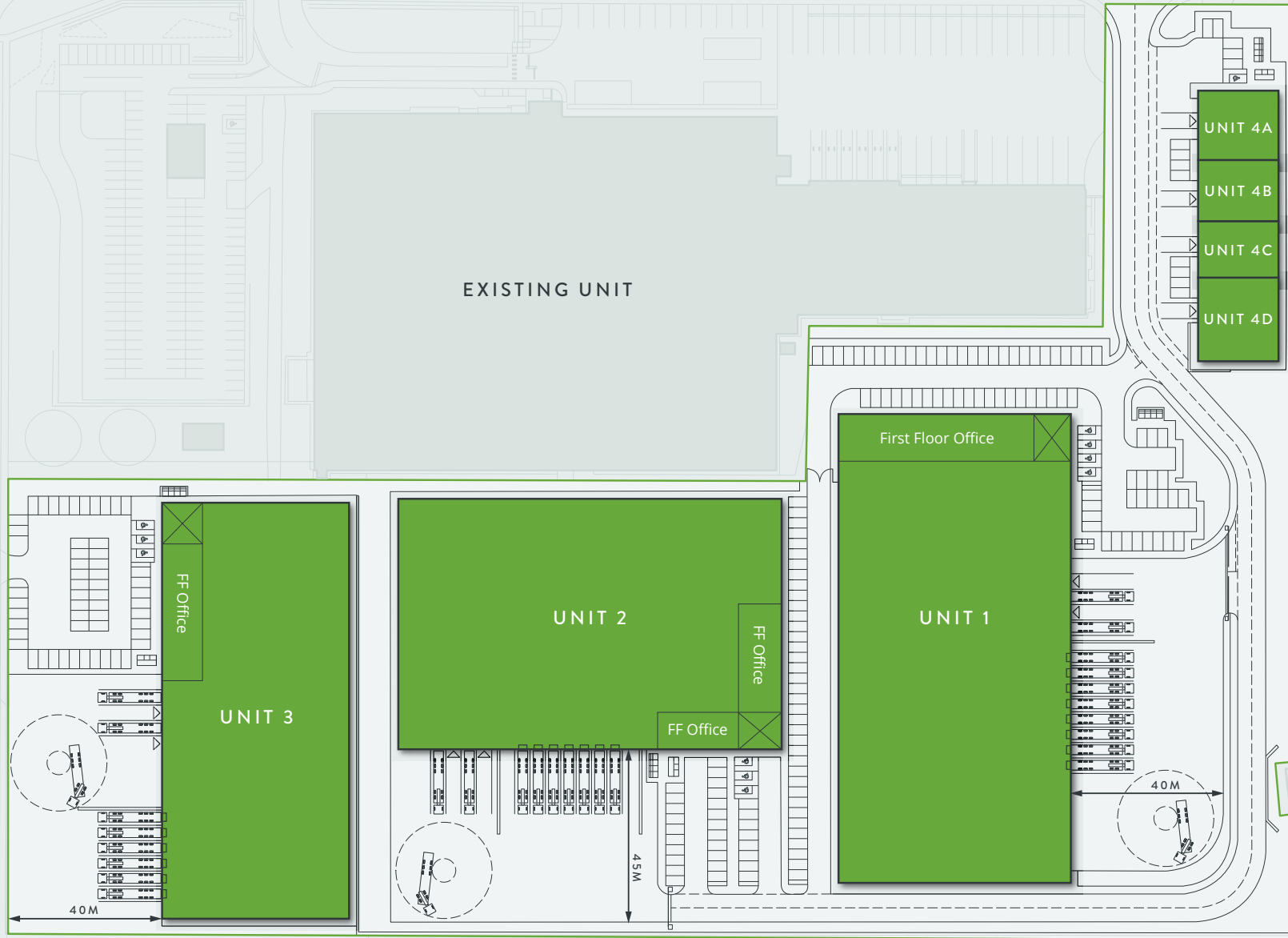
Source: Google Maps

INDICATIVE OPTION 1

HUDSON ROAD

EDISON ROAD

EXISTING UNIT



## INDICATIVE OPTION 1

### UNIT 1

	sq ft	sq m
Warehouse Area	76,500	7,107
Office (First Floor)	8,500	790
Total Area	85,000	7,897

79 car spaces / 10 HGV spaces min.  
8 dock level doors / 2 level access doors

### UNIT 3

	sq ft	sq m
Warehouse Area	54,000	5,017
Office (First Floor)	6,000	557
Total Area	60,000	5,574

57 car spaces / 8 HGV spaces min.  
6 dock level doors / 2 level access doors

### UNIT 2

	sq ft	sq m
Warehouse Area	67,500	6,271
Office (First Floor)	7,500	697
Total Area	75,000	6,968

70 car spaces / 9 HGV spaces min.  
7 dock level doors / 2 level access doors

### UNITS 4A-D

	sq ft	sq m
Unit A Area	3,796	353
Unit B Area	3,444	320
Unit C Area	3,160	294
Unit D Area	4,600	427
Total Area	15,000	1,394

THE ADJACENT LAYOUT PLANS ARE  
INDICATIVE ONLY – BESPOKE OPTIONS CAN BE  
DELIVERED UP TO 100,000 SQ FT (9,290 SQ M)

## FLEXIBILITY IN MIND

Mulberry Logistics Park, Bedford offers build-to-suit Grade A industrial / logistics warehouses available from 3,160 – 100,000 sq ft including 2-storey offices (excluding Units 4A-D) and generous loading, HGV and parking provision.

### UNITS 1-3

#### WAREHOUSE

- Clear heights up to 12m
- 50kN/m<sup>2</sup> floor loading
- Rooflights to 15%

#### OFFICES

- First floor fully-fitted offices
- Raised access floor
- Suspended ceilings
- Teapoint / welfare facilities

#### EXTERNAL

- Secure, self-contained plots
- Yard depths between 40m and 45m
- Security lighting
- Extensive car parking
- Extensive lorry parking
- Cycle and motorcycle parking
- Car charging points

#### ENVIRONMENTAL

- BREEAM 2018 'Very Good' minimum standard
- Energy Performance Certificate (EPC Rating) A

### UNITS 4A-4D

#### WAREHOUSE

- Clear heights of 6.5m
- FM3 floor
- Floor loads of 35kN/m<sup>2</sup>

#### EXTERNAL

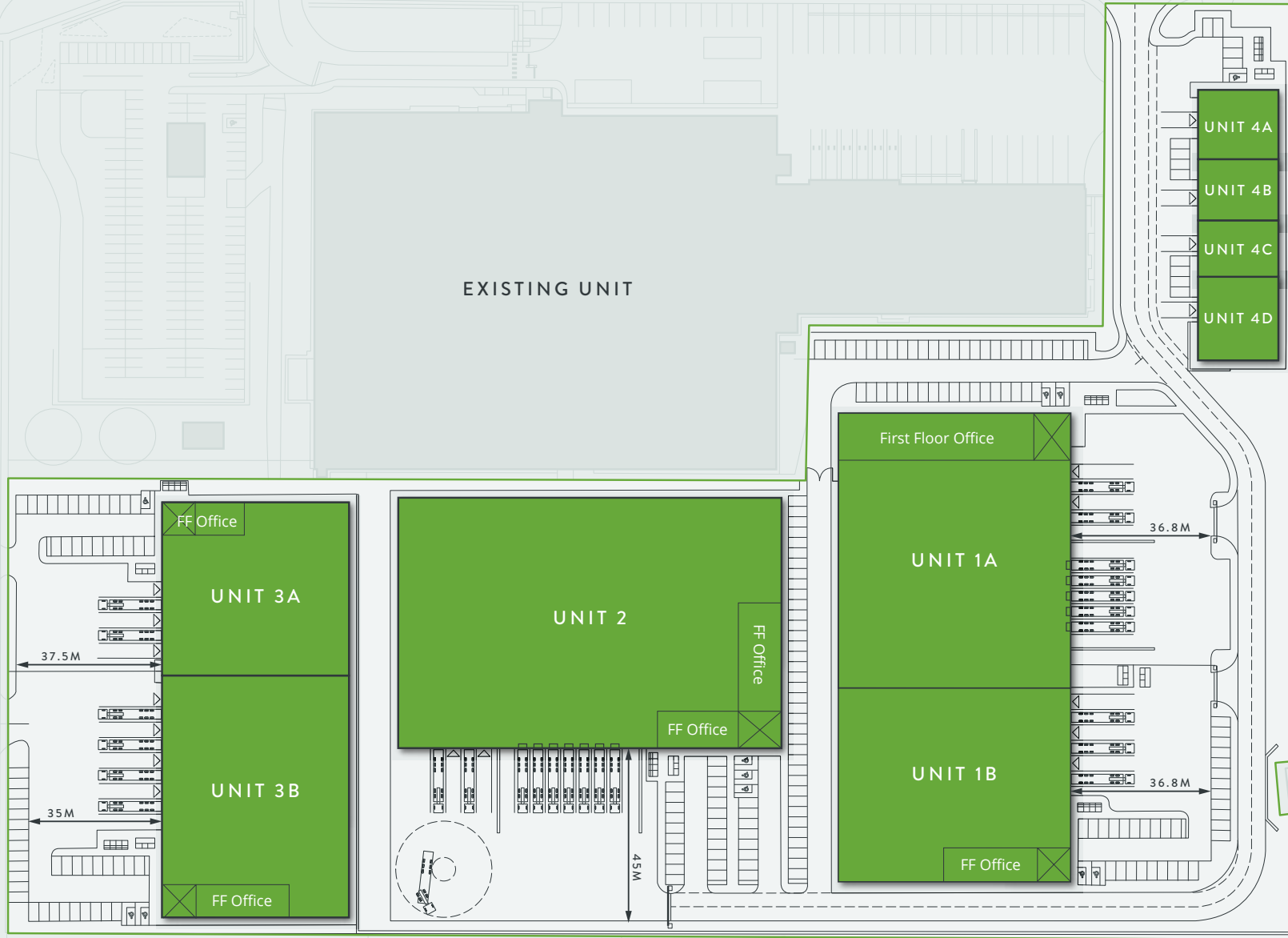
- 10.5m yard depth
- Car parking and cycle storage
- Security lighting

INDICATIVE OPTION 2

HUDSON ROAD

EDISON ROAD

EXISTING UNIT





## INDICATIVE OPTION 2

UNIT 1A	sq ft	sq m
Warehouse Area	45,000	4,180
Office (First Floor)	5,000	465
<b>Total Area</b>	<b>50,000</b>	<b>4,645</b>

46 car spaces / 7 HGV spaces min.  
5 dock level doors / 2 level access doors

UNIT 2	sq ft	sq m
Warehouse Area	67,500	6,271
Office (First Floor)	7,500	697
<b>Total Area</b>	<b>75,000</b>	<b>6,968</b>

70 car spaces / 9 HGV spaces min.  
7 dock level doors / 2 level access doors

UNIT 3B	sq ft	sq m
Warehouse Area	31,500	2,926
Office (First Floor)	3,500	325
<b>Total Area</b>	<b>35,000</b>	<b>3,251</b>

33 car spaces / 4 HGV spaces min.  
4 level access doors

UNIT 1B	sq ft	sq m
Warehouse Area	31,500	2,926
Office (First Floor)	3,500	325
<b>Total Area</b>	<b>35,000</b>	<b>3,251</b>

33 car spaces / 3 HGV spaces min.  
3 level access doors

UNIT 3A	sq ft	sq m
Warehouse Area	22,500	2,090
Office (First Floor)	2,500	232
<b>Total Area</b>	<b>25,000</b>	<b>2,322</b>

23 car spaces / 2 HGV spaces min.  
3 level access doors

UNITS 4A-D	sq ft	sq m
Unit A Area	3,796	353
Unit B Area	3,444	320
Unit C Area	3,160	294
Unit D Area	4,600	427
<b>Total Area</b>	<b>15,000</b>	<b>1,394</b>

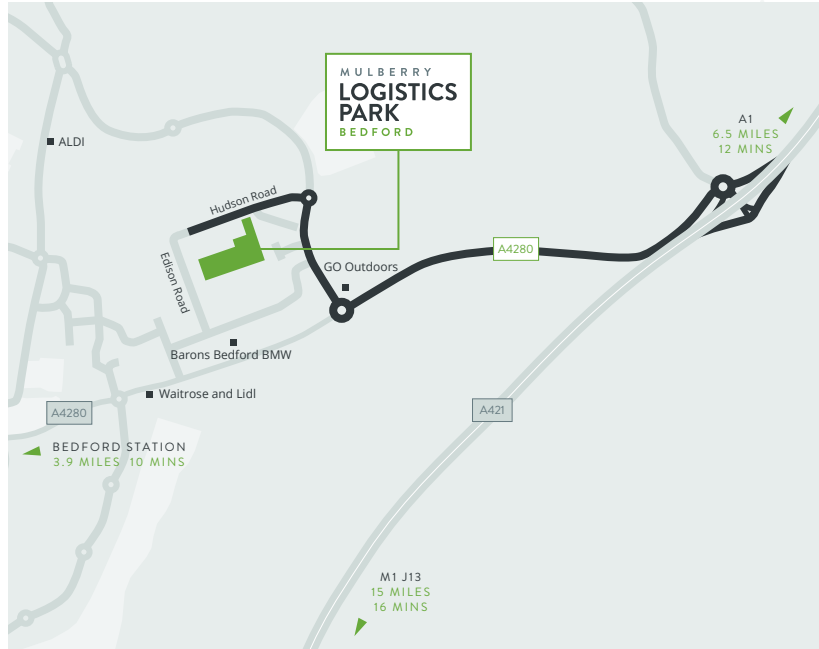
- Foul drainage for tenants fit-out
- Rooflights to 10%

Indicative images





MULBERRY  
**LOGISTICS  
PARK**  
BEDFORD



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A development by



**MULBERRY**  
DEVELOPMENTS

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