

**b**30/40/50  
**BEDFORD**  
COMMERCIAL PARK

30,170, 39,500 & 50,000 sq ft of  
industrial / warehouse space

**Available Winter 2021 | To let**



**Plot 5 | MK43 9JH | [bedfordcp.co.uk](http://bedfordcp.co.uk)**



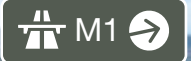


**b**30/40/50  
**BEDFORD**

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A421



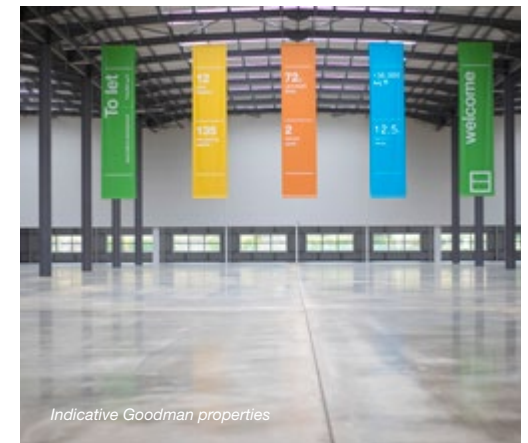
← A1 and Bedford town centre

## prime+location

Part of a 45-acre landscaped, mixed-use development, Bedford 30 • 40 • 50 will offer customers flexible industrial / warehouse space available to let.

Located adjacent to the A421, Bedford Commercial Park benefits from excellent connectivity, just seven miles east of J13 of the M1 and 12 miles west of the A1 Black Cat roundabout.





# Specification+

## Bedford 30

Summary	sq m	sq ft
Warehouse	2,480	26,700
First floor office	260	2,800
Ground floor core	62	670
<b>Total</b>	<b>2,802</b>	<b>30,170</b>

- + 10m clear internal height
- + 37m yard depth
- + 3 level access doors
- + 50 car parking spaces *(including 3 accessible)*
- + 10 cycle spaces
- + Solar PV system of up to 130 kWp

## Bedford 40

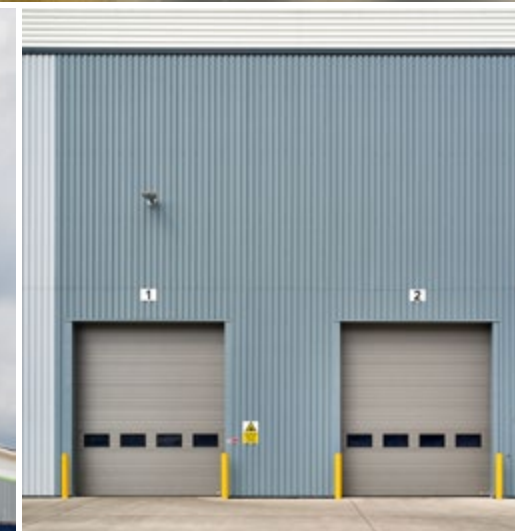
Summary	sq m	sq ft
Warehouse	3,226	34,730
First floor office	380	4,100
Ground floor core	62	670
<b>Total</b>	<b>3,669</b>	<b>39,500</b>

- + 10m clear internal height
- + 37m yard depth
- + 3 level access doors
- + 3 loading dock doors
- + 66 car parking spaces *(including 3 accessible)*
- + 10 cycle spaces
- + Solar PV system of up to 170 kWp

## Bedford 50

Summary	sq m	sq ft
Warehouse	4,211	45,330
First floor office	371	4,000
Ground floor core	62	670
<b>Total</b>	<b>4,645</b>	<b>50,000</b>

- + 10m clear internal height
- + 45m yard depth
- + 4 level access doors
- + 5 loading dock doors
- + 83 car parking spaces *(including 4 accessible)*
- + 20 cycle spaces
- + Solar PV system of up to 185 kWp





# Specification+

## High quality design, exceptional performance

### Warehouse floor

Our premium floors are designed to accommodate a range of configurations and racking installations. Meeting the FM2 floor classification for surface regularity, they provide high levels of flatness and levelness.

### Dock leveller and doors

Properties include a mix of dock and level access doors for operational flexibility and include standard dock, double dock and multi dock to accommodate a range of vehicle fleets.

### Roof and wall cladding

Our properties feature a carbon neutral cladding envelope with a 25-year system guarantee, delivering exceptional air tightness and thermal performance.



# Specification+



## Curved roof

Providing the same clear height to haunch as a traditional pitch roof, our curved roof design has a lower ridge height, meaning less volume to heat and cool.



## Offices

Our offices and staff welfare facilities are designed to a premium specification and include robust and high quality finishes, fittings and ironmongery. Reception areas also include ceramic floor tiles and high levels of natural light to create a strong first impression.



## Steel frame

Bay sizes suit two loading docks per structural bay, whilst being suitable for wide aisle or very narrow aisle racking.





# Local demographics+

## Location

**32 million**

people accessible  
within a two hour  
drivetime



## Workforce

Working age  
population 16-64

**442,800**



Population  
seeking work

**15,400**

(Within a 30-minute catchment area)

## Housing

**19,000** new homes  
by 2035



## Local Average Wages



Manager  
**£32,700**



HGV Driver  
**£26,300**



Warehouse Operator  
**£17,700**



**BREEAM  
Excellent**











**A  
Rated  
EPC**






# Sustainable by design+







The Bedford 30 • 40 • 50 development has been designed to improve energy efficiency and reduce carbon emissions, leading to energy, cost and maintenance savings. Developed to a BREEAM 'Excellent' standard and targeting an A-rated EPC, the units include the following features:

-  Carbon neutral cladding envelope
-  Highly insulated building
-  Photovoltaic roof-mounted arrays
-  12-15% roof lights
-  Air tightness far in excess of current Building Regulations
-  LED lighting to offices and external areas
-  Low NOx condensing boiler
-  Solar wall

## External

-  Cycle store
-  Electric car charging points and additional infrastructure for future electrical vehicle charging
-  Sustainable Urban Drainage System

## Offices

-  Energy efficient lift
-  Carbon neutral carpet tiles
-  Ceiling tiles with high percentage of recycled content
-  Rainwater harvesting for grey water toilet flushing
-  Water saving taps
-  Dual flush WCs
-  Waterless urinals
-  Shower facility for cyclists
-  Water leak detection system
-  Control panels and timeclocks for M&E plant
-  Daylight saving control to office areas

## Space for the future+

Our approach to sustainability extends to the building's surroundings. Our landscaped park environment will protect and enhance local wildlife, while creating a positive place for people to work. Complementing the area's green open spaces, features of the Park will include:

- + A network of landscaped ponds
- + A community orchard
- + Extensive woodland planting
- + Pedestrian footpaths
- + Cycle links connecting with Route 51 of the National Cycle Network



# Accessibility+



## Road

A421	1 mile
Bedford	4 miles
Milton Keynes - M1 J13	7 miles
A1	12 miles
Luton - M1 J11a	16 miles
London - M1 J1	45 miles
Birmingham - M6/M42	68 miles



## Airports

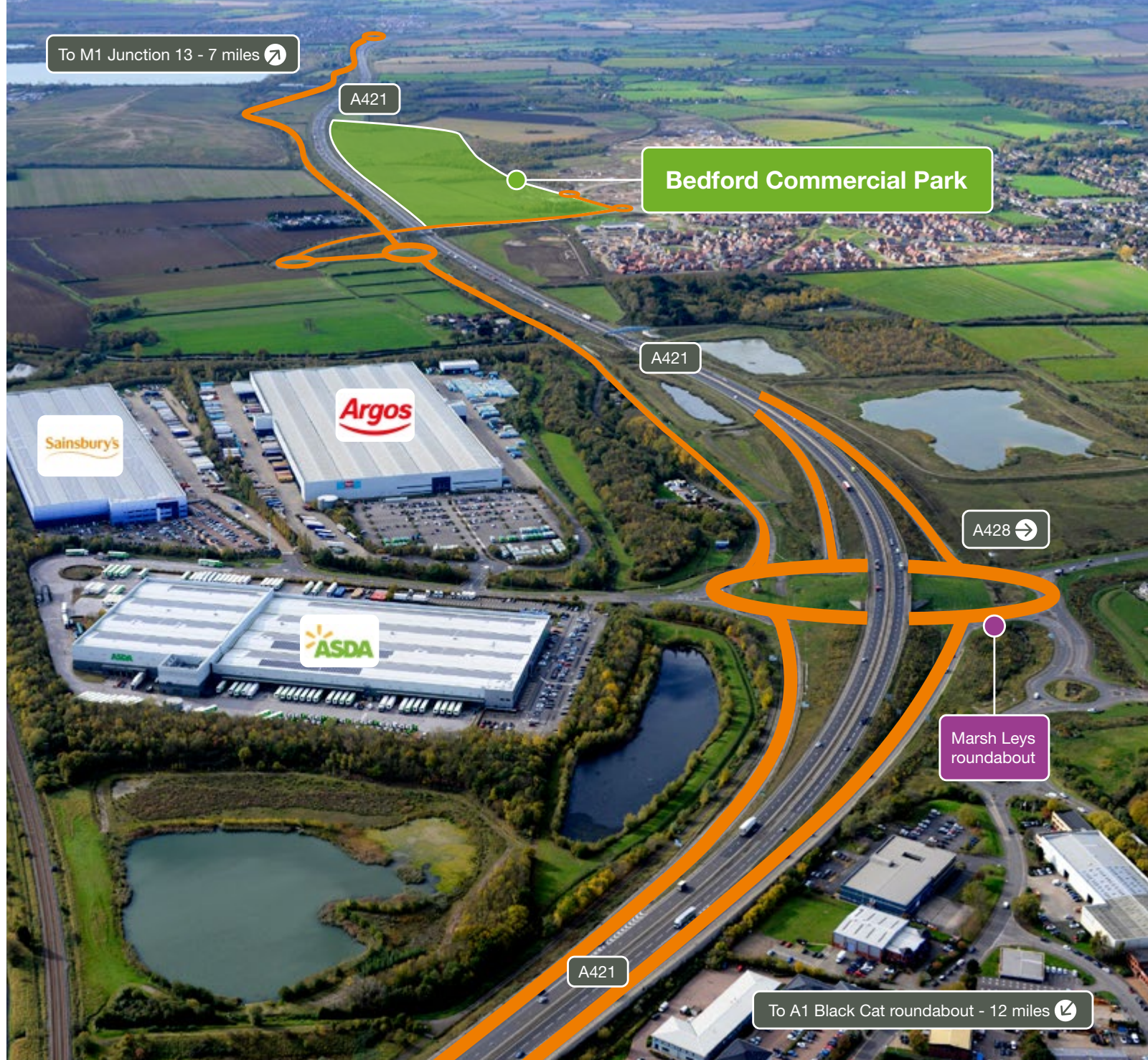
London Luton Airport	25 miles
Heathrow Airport	55 miles
London Stansted Airport	58 miles
Gatwick Airport	90 miles



## Ports

London Gateway	81 miles
Felixstowe	100 miles
Southampton	118 miles
Dover	138 miles

Source [maps.google.co.uk](https://maps.google.co.uk)





# Location+

Bedford Commercial Park is located alongside the A421, one mile from the Marsh Leys Junction and three miles from the Marston Moretaine Junction, accessed via Bedford Road (the old A421).



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