



TOTAL PARK BEDFORD

EDISON ROAD, BEDFORD
SAT NAV MK41 0HR

A NEW BUILD INDUSTRIAL / LOGISTICS DEVELOPMENT

UNITS AVAILABLE FROM
49,400 SQ FT - 105,000 SQ FT





Total Park, Bedford is a new industrial / logistics development totalling 235,000 sq ft, with units from 49,400 - 105,000 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 Sainsbury's, ASDA, B&M, Argos, Whistle, Travis Perkins and Wolseley. Local amenities include Waitrose, Lidl and McDonald's.



**FAST ACCESS TO
THE M1 & A1**



**HIGH QUALITY
LOGISTICS SPACE**



**STRATEGIC LOCATION
BETWEEN LONDON &
BIRMINGHAM**













**LARGE AVAILABLE
LABOUR POOL**



**UP TO
105,000 SQ FT
AVAILABLE**



ACCOMMODATION

UNIT 1	SQ FT	SQ M		
Warehouse Area	97,800	9,090	 114 car spaces	 25 HGV spaces
Office (First Floor)	3,600	330		
Office (Second Floor)	3,600	330	 2 level access doors	 12 dock level doors
Total Area	105,000	9,760		
UNIT 2	SQ FT	SQ M		
Warehouse Area	75,000	6,970	 60 car spaces	 6 dock level doors
Office (First Floor)	5,600	520		
Total Area	80,600	7,490	 2 level access doors	
UNIT 3	SQ FT	SQ M		
Warehouse Area	45,900	4,265	 52 car spaces	 4 dock level doors
Office (First Floor)	3,500	325		
Total Area	49,400	4,590	 1 level access doors	

HIGH QUALITY LOGISTICS SPACE

UNITS 1-3

WAREHOUSE

- Clear heights up to 12m
- 50kN/m2 floor loading
- Rooflights to 15%

OFFICE

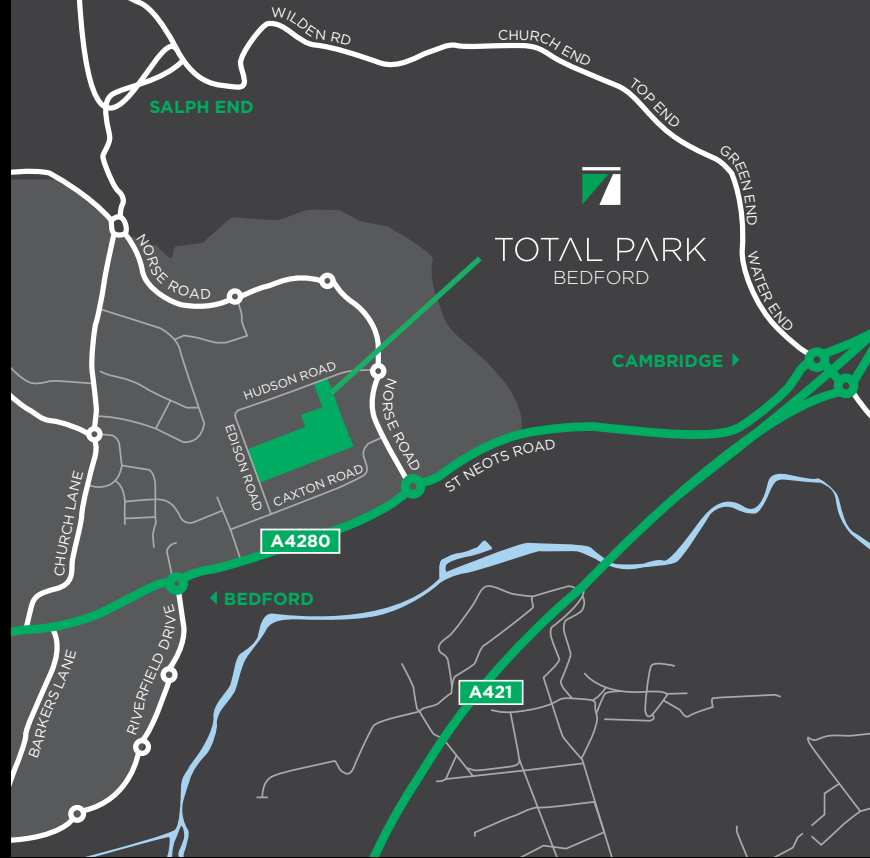
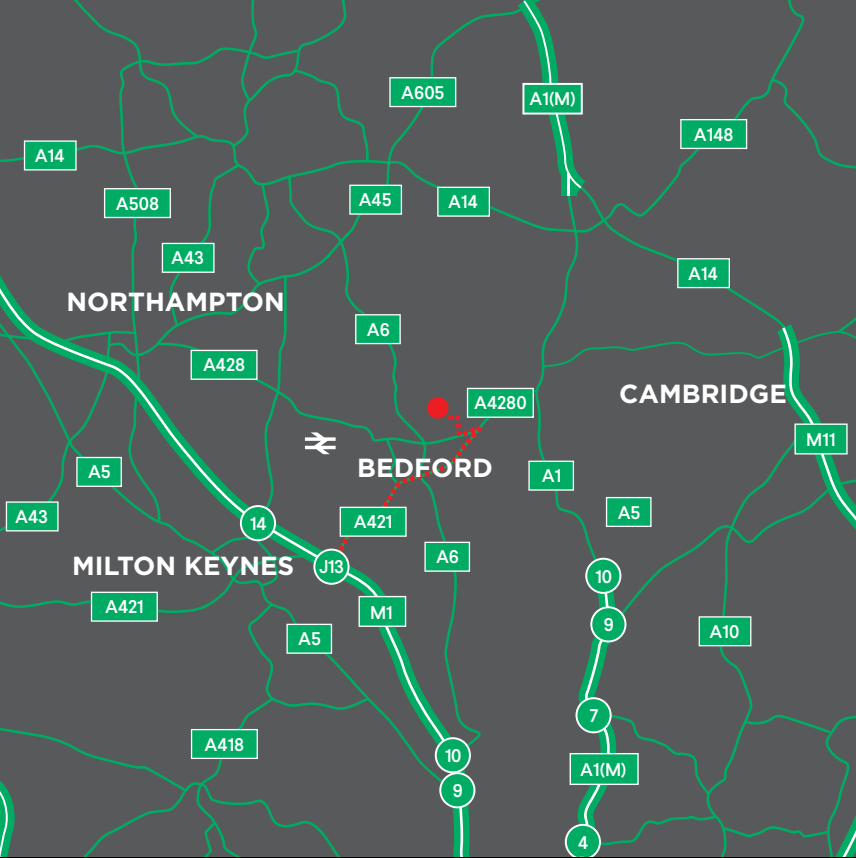
- First floor fully-fitted
- Raised access floor
- Suspended ceilings
- Teapoint / welfare facilities

EXTERNAL

- Secure, self contained plots
- Yard depths between 40m and 50m
- Security lighting
- Extensive car parking
- Cycle & motorcycle parking
- Car charging points

ENVIRONMENTAL

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



LEADING LOCATION

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	38 mins
M25 (J10)	45 miles	55 mins
Central London	60 miles	1 hr 40 mins
Birmingham	86 miles	1 hr 39 mins

Bedford is in close proximity to the A1(M) and the M1 J13, therefore easily accessible to 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 Total Park, Bedford ideal for businesses relying on great connectivity.



Over 200,000 people live within a 30-minute drive time



65% of these people are of working age



Average weekly wage is approximately 10% less than the wider South East

FOR MORE INFORMATION PLEASE CONTACT:

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A DEVELOPMENT BY:



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