

24,000 SQ FT
NOW PRE-LET

PRO
FLO
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BO

GRAFTONGATE

UNITS FROM
3,966 – 36,927 SQ FT
+ 1.12 ACRE OPEN
STORAGE PLOT

PRE-LET OPPORTUNITIES
AVAILABLE NOW

CAXTON RD
BEDFORD
MK41 0LF



TRADE PARK

THE FUTURE OF TRADE IN BEDFORD



GRADE A
SPECIFICATION



PROMINENT
ROADSIDE LOCATION



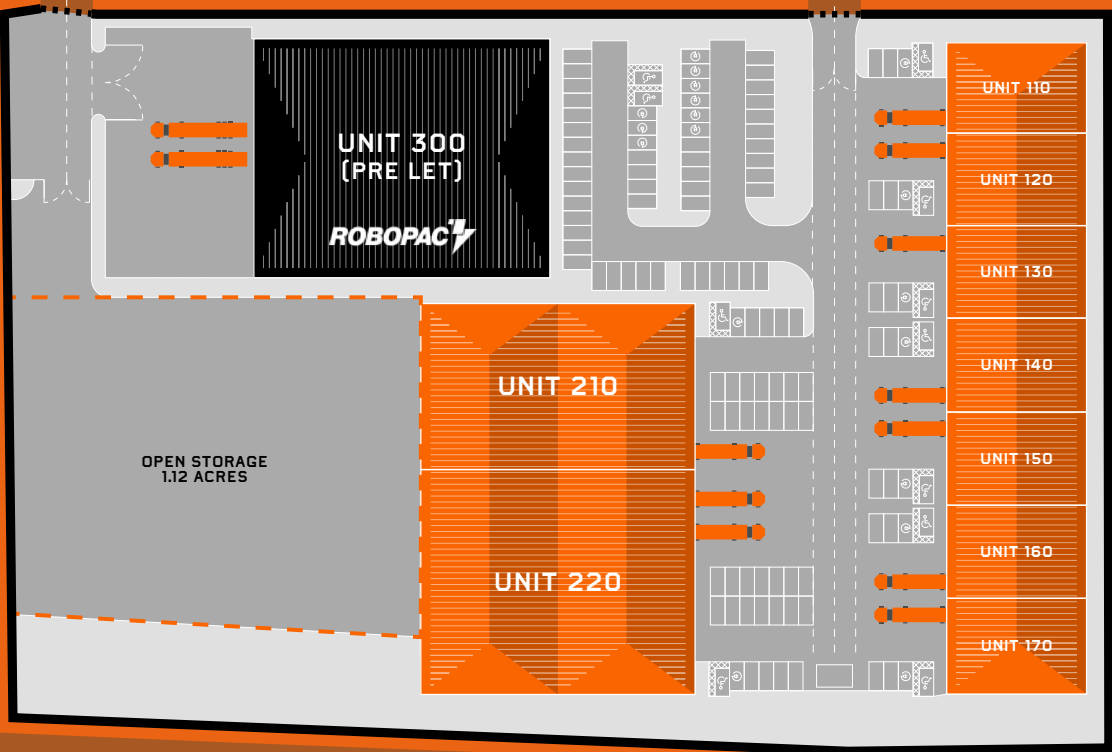
ABILITY TO
COMBINE UNITS

A NEW DEVELOPMENT OF 10 HIGH-SPEC INDUSTRIAL AND TRADE UNITS, AVAILABLE INDIVIDUALLY OR COMBINED. POSITIONED WITHIN THE UK'S KEY GROWTH CORRIDOR, IT OFFERS STRONG TRANSPORT LINKS AND A PROVEN COMMERCIAL LOCATION.

PROPOSED
SCHEME

BEDFORD

CAXTON ROAD



A4280

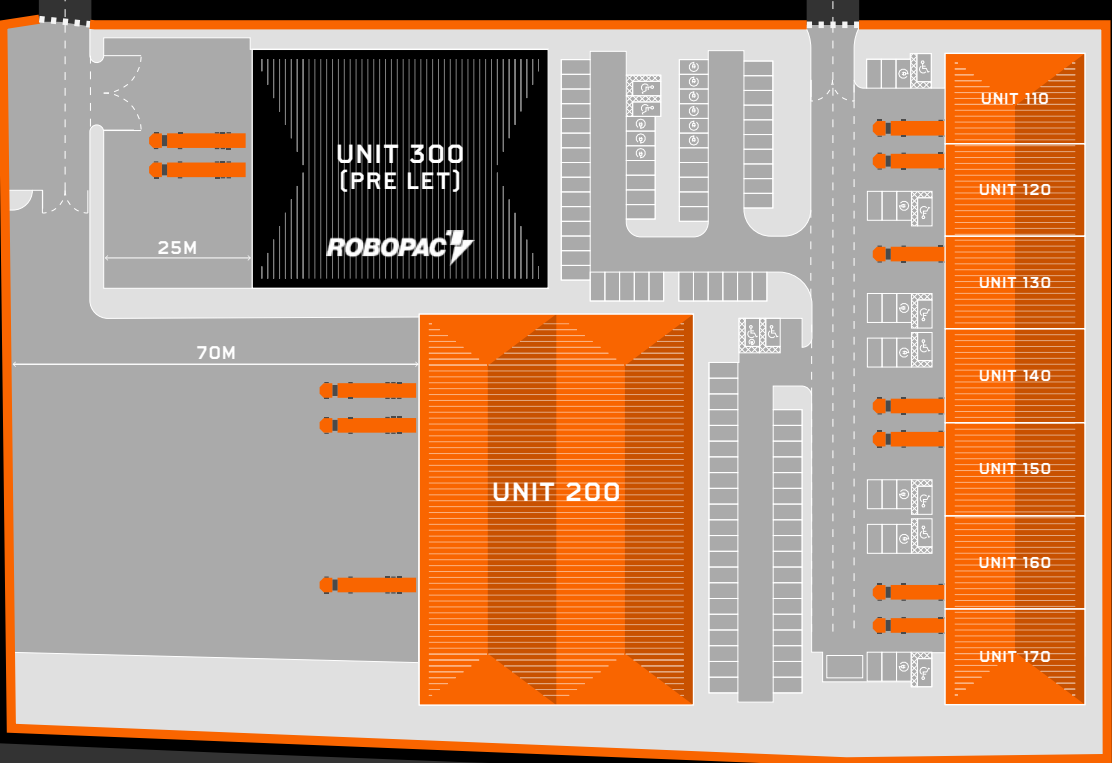
UNIT	SPACE	SQ FT GEA	SQ M GEA
110	WAREHOUSE	3,966	368
TOTAL		3,966	368
120	WAREHOUSE	4,055	377
TOTAL		4,055	377
130	WAREHOUSE	4,077	379
TOTAL		4,077	379
140	WAREHOUSE	4,078	379
TOTAL		4,078	379
150	WAREHOUSE	4,077	379
TOTAL		4,077	379
160	WAREHOUSE	4,078	379
TOTAL		4,078	379
170	WAREHOUSE	4,272	397
TOTAL		4,272	397

UNIT	SPACE	SQ FT GEA	SQ M GEA
210	WAREHOUSE	13,823	1,284
GF CORE		541	50
OFFICES		1,355	126
MEZZANINE		1,211	112
TOTAL		16,930	1,572
220	WAREHOUSE	19,035	1,768
GF CORE		541	50
OFFICES		2,178	202
MEZZANINE		1,326	123
TOTAL		23,080	2,143
COMBINED TOTAL		40,010	3,715
INDUSTRIAL OPEN STORAGE		1.12 ACRES	

ALTERNATE
LAYOUT

TRADE PARK

CAXTON ROAD



A4280

UNIT	SPACE	SQ FT GEA	SQ M GEA
110	WAREHOUSE	3,966	368
TOTAL		3,966	368
120	WAREHOUSE	4,055	377
TOTAL		4,055	377
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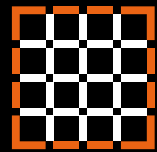
UNIT	SPACE	SQ FT GEA	SQ M GEA
200	WAREHOUSE	33,569	3,118
OFFICES		3,358	312
TOTAL		36,927	3,430

UNITS UP TO
36,927 SQ FT

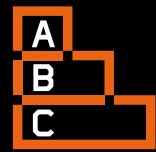
FLEXIBLE HIGH



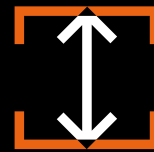
BREEAM TARGET
'EXCELLENT'



3,966 -
36,927 SQ FT



EPC TARGET
RATING A+



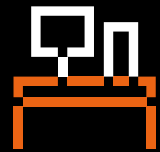
INTERNAL HEIGHT
8.2M - 10M



EV
CHARGING



ABILITY TO
COMBINE UNITS /
CROSS LOAD



FIRST FLOOR
OFFICES



GROUND LEVEL
LOADING DOORS



24 HOUR
CCTV



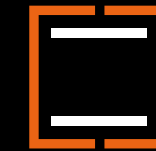
PV
PANELS



ROOF
LIGHTS



THREE PHASE
POWER 1 MVA



1.12 ACRE OPEN
STORAGE PLOT



ABUNDANT
PARKING

THIS BRAND-NEW DEVELOPMENT COMPRISES 10 GRADE A INDUSTRIAL AND TRADE UNITS RANGING FROM 3,966 – 36,927 SQ FT, EACH BUILT TO A MODERN, ENERGY-EFFICIENT SPECIFICATION. THE SCHEME OFFERS FLEXIBILITY FOR A RANGE OF OCCUPIERS, WITH UNITS AVAILABLE INDIVIDUALLY OR COMBINED TO SUIT LARGER REQUIREMENTS.

*UNITS 210/220 OFFER POTENTIAL FOR CROSS-LOAD USE OR A BUILDER'S MERCHANTS, SUBJECT TO OCCUPATION OF THE ADJOINING OPEN STORAGE LAND.

SPEC UNITS

A DIVERSE MIX OF



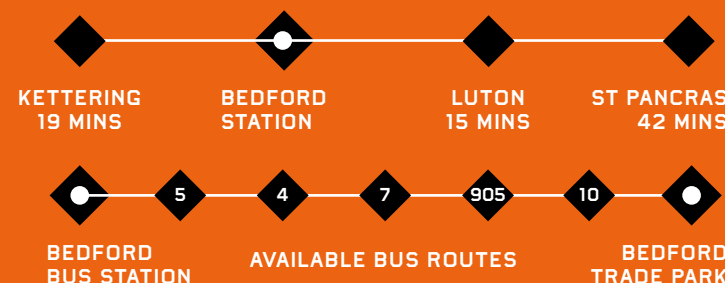
LOCAL OCCUPIERS

ELM FARM INDUSTRIAL ESTATE IS HOME TO A STRONG MIX OF NATIONAL AND LOCAL BUSINESSES, INCLUDING SCREWFIX, HOWDENS & BOOKER. THE AREA SUPPORTS A WIDE RANGE OF TRADE, INDUSTRIAL, AND DISTRIBUTION OCCUPIERS—MAKING IT A PROVEN LOCATION FOR BUSINESS.

STRATEGIC



BEDFORD IS A THRIVING COMMERCIAL CENTRE WITH STRONG TRANSPORT LINKS, A SKILLED LOCAL WORKFORCE AND AN ESTABLISHED INDUSTRIAL BASE. LOCATED BETWEEN THE M1 AND A1, WITH FAST ACCESS TO LONDON, THE MIDLANDS AND CAMBRIDGE, IT WILL SOON BENEFIT FROM MAJOR IMPROVEMENTS TO THE A428 THAT FURTHER STRENGTHEN EAST-WEST TRAVEL.



LOCATION	DISTANCE	TIME
BEDFORD TOWN CENTRE	2.5 MILES	8 MINS
MILTON KEYNES	23 MILES	30 MINS
NORTHAMPTON	37 MILES	44 MINS
CAMBRIDGE	28 MILES	48 MINS
CENTRAL LONDON	75 MILES	90 MINS

TRANSPORT LINKS	DISTANCE	TIME
A421	1.3 MILES	3 MINS
A6	3.7 MILES	12 MINS
A1	6 MILES	10 MINS
M1 JUNCTION 13	15 MILES	15 MINS
A1 (M) JUNCTION 10	19 MILES	26 MINS

1.2M

POPULATION WITHIN A 30 MINUTE DRIVE TIME FROM BTP

185,000

BEDFORD'S POPULATION AS OF 2021 NOMIS SURVEY. PROJECTED TO GROW 17% TO 205,000 BY 2036

84.3%

BEDFORD'S ECONOMICALLY ACTIVE POPULATION (90,600 RESIDENTS)

5.8%

THE TRANSPORTATION & STORAGE SECTOR IN BEDFORD EMPLOYS APPROXIMATELY 4,500 PEOPLE (5.8% OF THE WORKFORCE)



BEDFORD SITS BETWEEN OXFORD AND CAMBRIDGE, WITH FAST LINKS TO LONDON, THE MIDLANDS AND KEY LOGISTICS ROUTES. AS PART OF THE UK'S GROWTH CORRIDOR, IT'S ATTRACTING MAJOR INVESTMENT IN INFRASTRUCTURE, HOUSING AND INNOVATION – MAKING IT AN IDEAL BASE FOR GROWING BUSINESSES.

- /// ///COVE.TOWERS.REGION
- VIEW GOOGLE MAPS
- 📍 MK41 OLF

LOCATION

UNITS THAT ADAPT TO YOUR NEEDS

WITH UNITS AVAILABLE FROM A RANGE OF SIZES AND THE OPTION TO COMBINE, THE SCHEME OFFERS TRUE FLEXIBILITY. WHETHER YOU'RE AN ESTABLISHED OPERATOR OR A GROWING BUSINESS LOOKING TO SCALE, THE LAYOUT ADAPTS TO SUIT YOUR NEEDS, NOW AND IN FUTURE.



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GRAFTONGATE

PALOMA
CAPITAL

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