



TOTAL PARK BEDFORD

EDISON ROAD, BEDFORD
SAT NAV MK41 0HR

A NEW BUILD INDUSTRIAL / LOGISTICS DEVELOPMENT

AVAILABLE IMMEDIATELY
FINAL UNIT REMAINING
UNIT 2 - 80,600 SQ FT



UNIT 2

Unit 2 at Total Park Bedford is a new Grade A industrial / logistics warehouse measuring 80,600 sq ft, and is available immediately. 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 Sian Wholesale, Infarm, 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 80,600
Sq Ft Available



SUSTAINABILITY

The scheme has adopted the Be Lean, Be Clean, Be Green energy hierarchy whereby the following measures have been adopted:



BE LEAN

- High performance building fabric envelope via enhanced U-values to reduce heating demand
- High performance windows via solar controlled glazing to reduce cooling demand
- Low building air permeability to reduce heating demand
- Warehouse rooflights to ensure adequate daylight



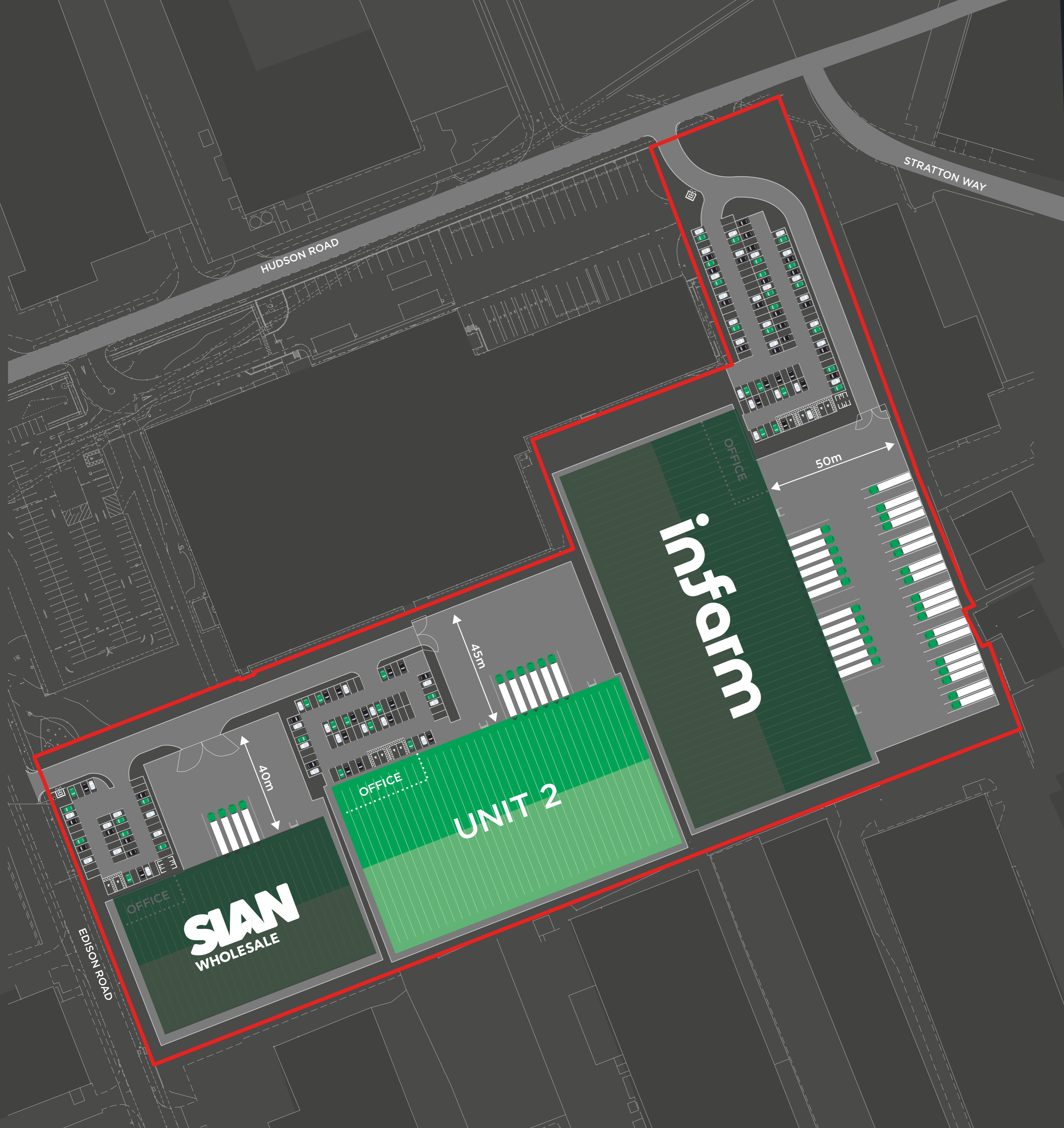
BE CLEAN

- High Efficiency Heating and Cooling System via VRF air conditioning
- High efficiency LED lighting and lighting controls
- Heat recovery ventilation



BE GREEN

- Provision of photovoltaic solar panels



ACCOMMODATION

UNIT 2	SQ FT	SQ M
Warehouse Area	75,000	6,970
Office (First Floor)	5,600	520
Total Area	80,600	7,490



60 car spaces



6 dock level doors



2 level access doors

HIGH QUALITY LOGISTICS SPACE

UNIT 2

WAREHOUSE

- Eaves height of 12.5m
- 50kN/m2 floor loading
- Rooflights to 15%

EXTERNAL

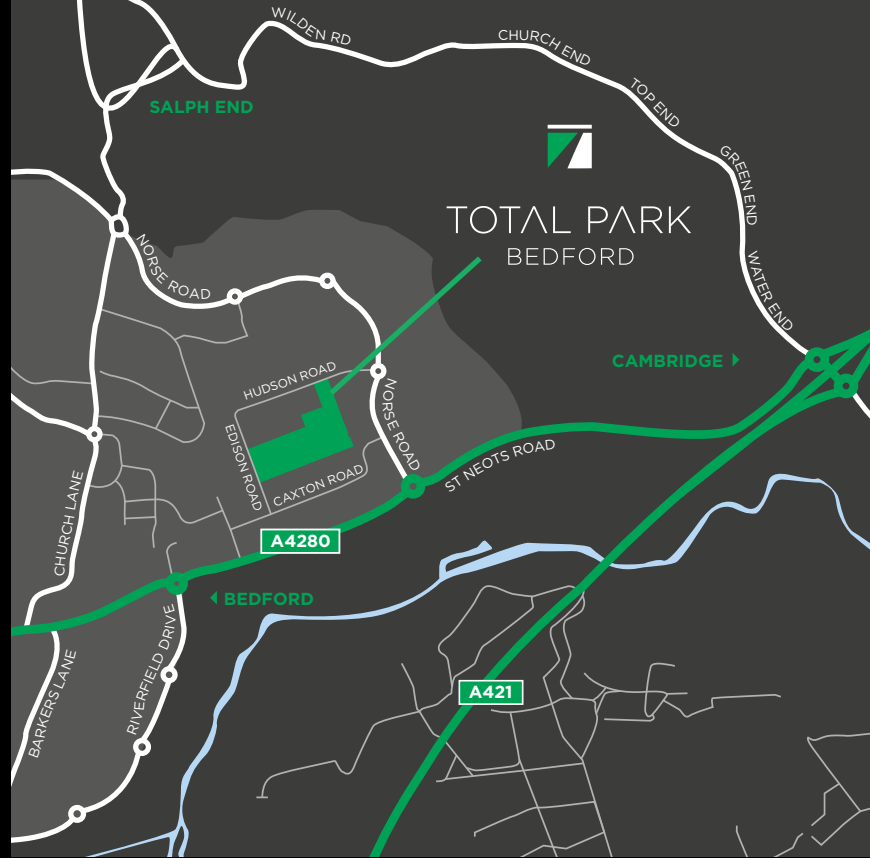
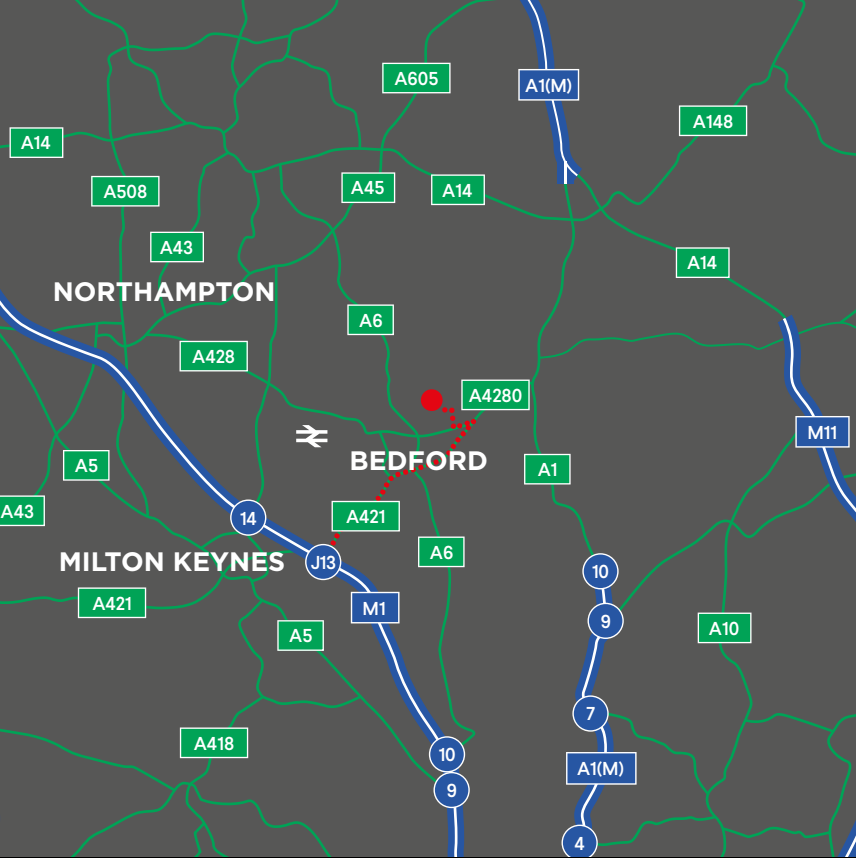
- Secure, self contained
- Yard depth 45m
- Security lighting
- Extensive car parking
- Cycle & motorcycle parking
- Car charging points

OFFICE

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

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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