



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



Indicative CGI

THE SCHEME

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



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 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		
Total Area	105,000	9,760	2 level access doors 	12 dock level doors 

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

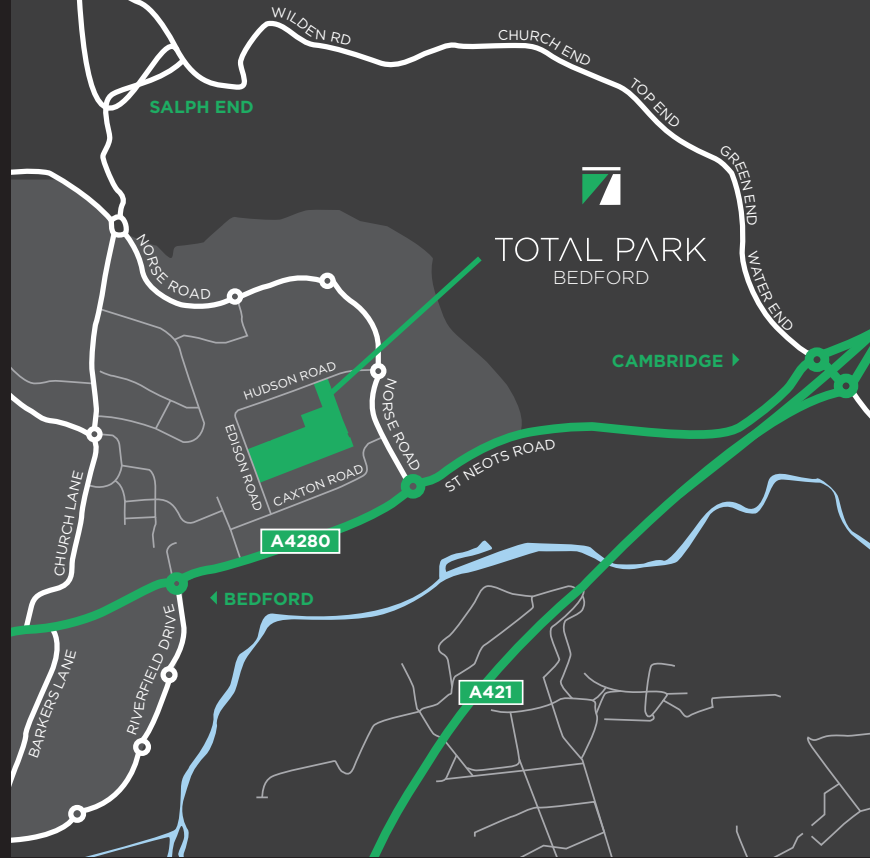
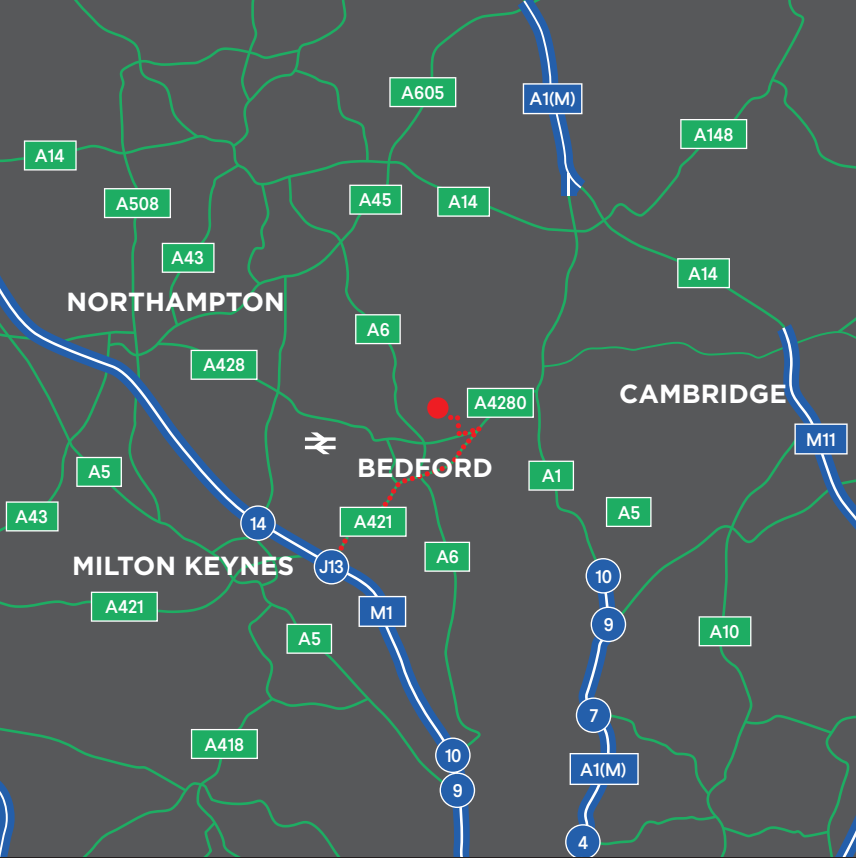
- First floor fully-fitted
- Raised access floor
- Suspended ceilings
- Teapoint / welfare facilities

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:

CUSHMAN & WAKEFIELD
020 3296 3000
cushmanwakefield.co.uk

M1 AGENCY.CO.UK
0203 889 1010

louch shacklock
01908 224760
louchshacklock.com

SAT NAV MK41 OHR

Gordon Reynolds
0776 971 4698
gordon.reynolds@cushwake.com

Harry Gibson
0752 586 7858
harry.gibson@cushwake.com

Andy Hall
0782 452 5821
andy.hall@m1agency.co.uk

Henry Watson
0795 126 7446
henry.watson@m1agency.co.uk

Robert Shacklock
0786 047 2750
robert@louchshacklock.com

Chris McClure
0794 076 7762
chris@louchshacklock.com

A DEVELOPMENT BY:



Conditions under which particulars are issued by M1 Agency for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of M1 Agency or any other joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. June 2020. Design by **CORMACK** - cormackadvertising.com