

LOCATION



PLANNING
CONSENT



WORKFORCE



SCALE



AMENITIES



WELLNESS



**BEDFORD
LINK** LOGISTICS
PARK

*UNIT 4 - 31,915 SQ FT
UNIT 5 - 49,116 SQ FT*



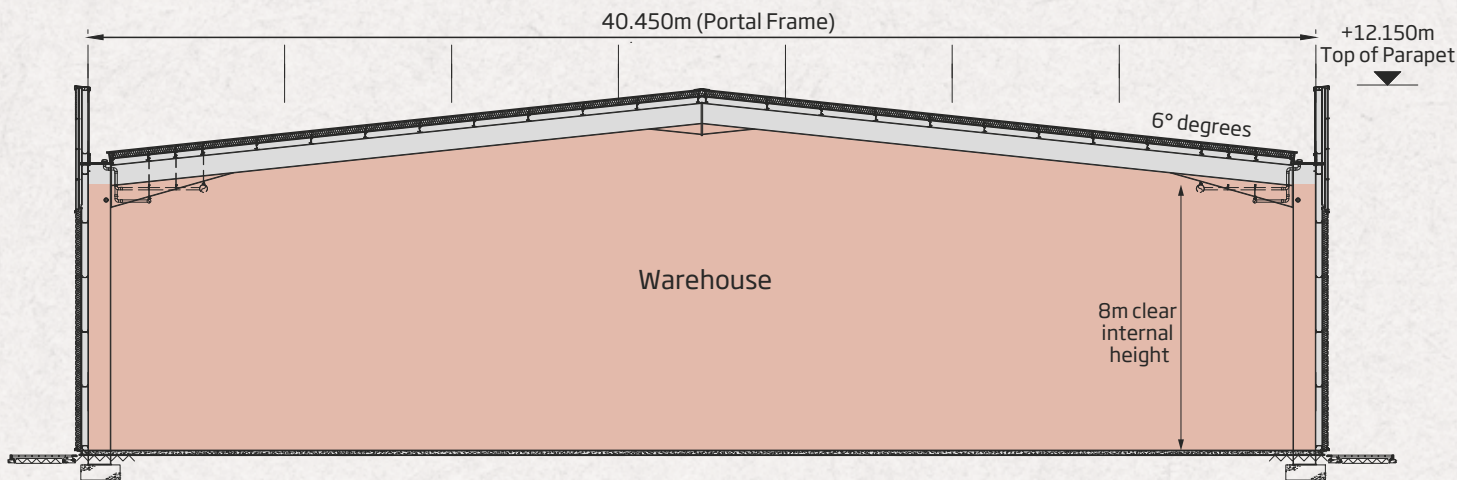
Target completion Q4 2018



Proposed CGI of Units 4 & 5

WAREHOUSE

CROSS SECTION
(Unit 4)

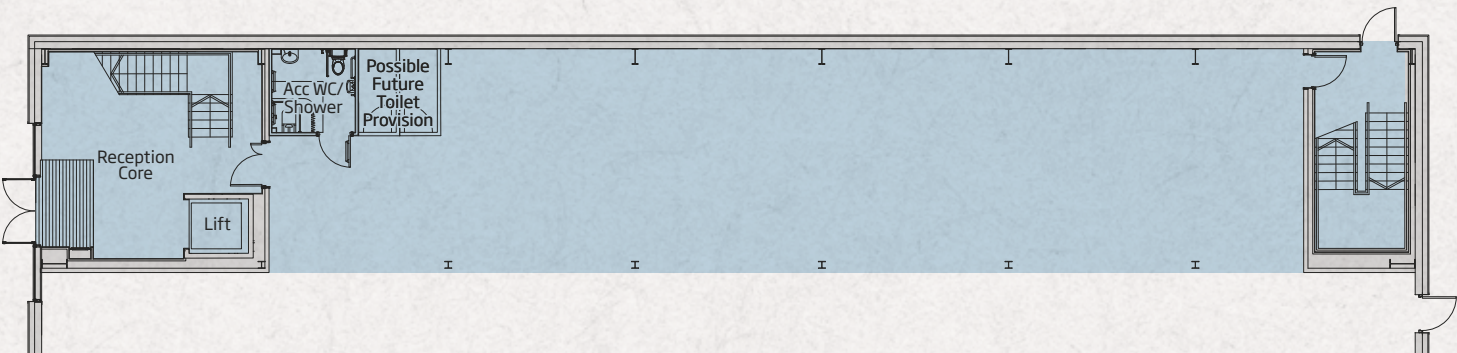


OFFICE

FIRST FLOOR
(Unit 4)



GROUND FLOOR
(Unit 4)



UNIT 4

WAREHOUSE	28,341 sq ft
OFFICE	3,574 sq ft
TOTAL	31,915 sq ft
APPROXIMATE GEA	

Specification

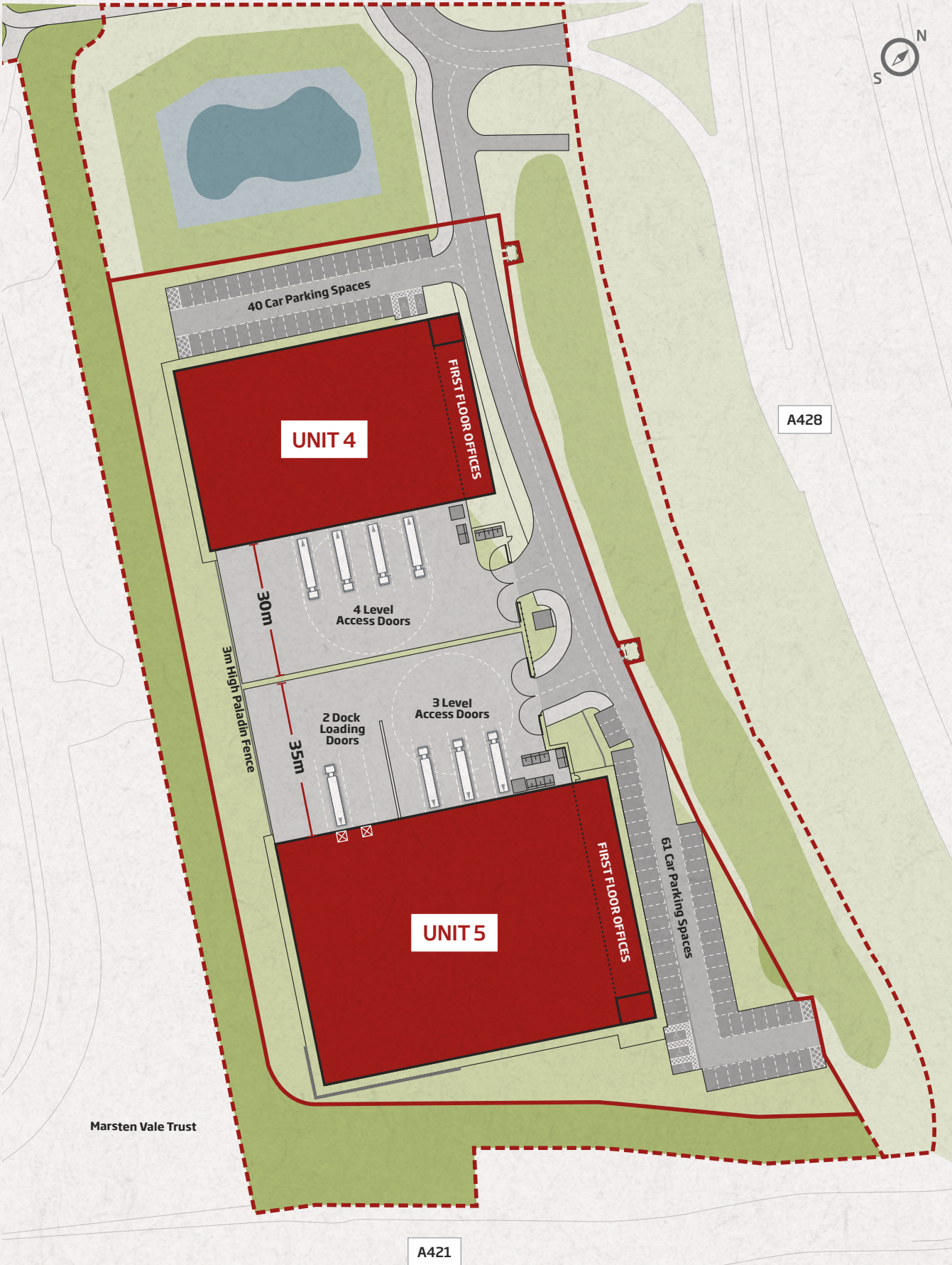
- Warehouse**
- 4 level access doors
 - 50 kN/m² floor loading
 - 8m clear internal height
 - 10% roof lights
- External Areas**
- 30m self contained service yard
 - 40 car parking spaces
- Offices**
- Fully finished to Category A standards
 - Fibre optic broadband
- Sustainability**
- BREEAM 'Very Good'
 - Targeting EPC rating 'A'

UNIT 5

WAREHOUSE	43,949 sq ft
OFFICE	5,167 sq ft
TOTAL	49,116 sq ft
APPROXIMATE GEA	

Specification

- Warehouse**
- 2 dock loading doors
 - 3 level access doors
 - 50 kN/m² floor loading
 - 10m clear internal height
 - 10% roof lights
- External Areas**
- 35m self contained service yard
 - 61 car parking spaces
- Offices**
- Fully finished to Category A standards
 - Fibre optic broadband
- Sustainability**
- BREEAM 'Very good'
 - Targeting EPC rating 'A'



Indicative layout

STRATEGICALLY LINKED? YOU BET.



Location: A421 / M1 J13 (7.5 miles)

For more information about
Bedford Link Logistics Park,
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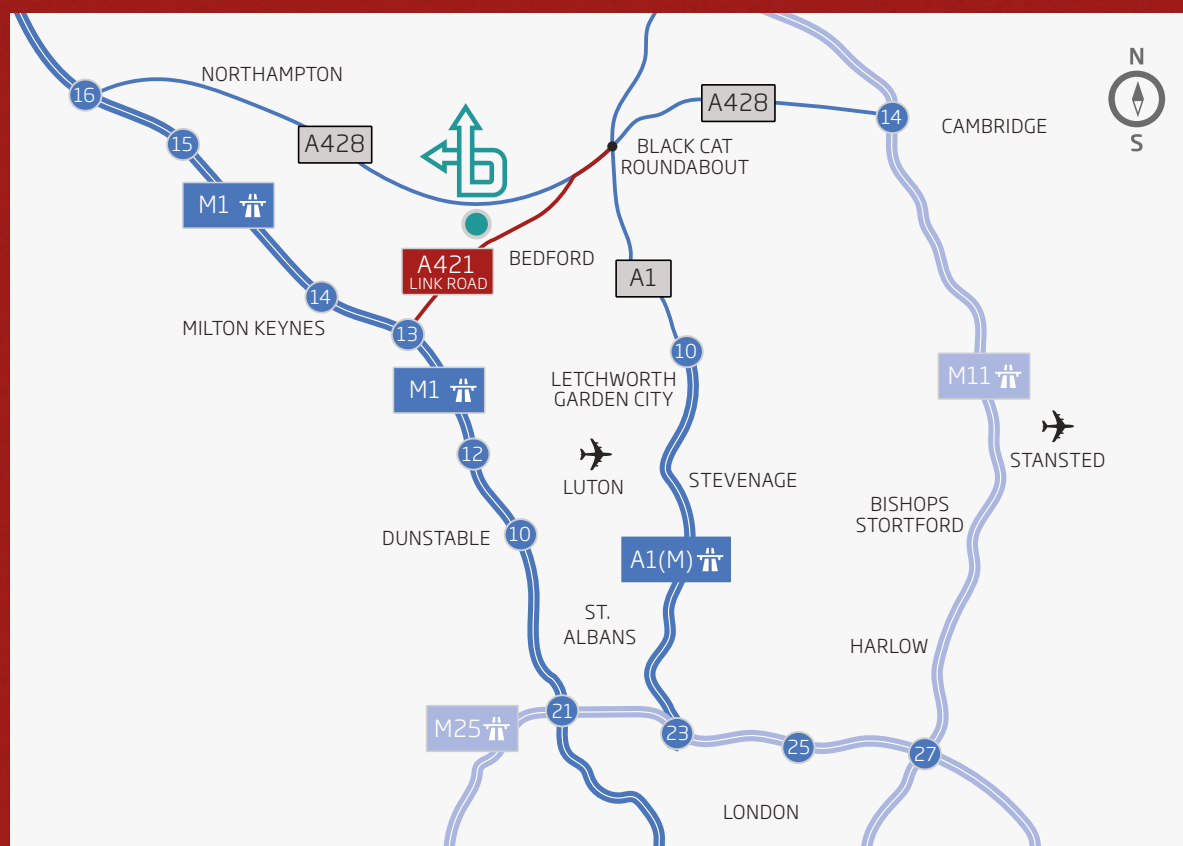
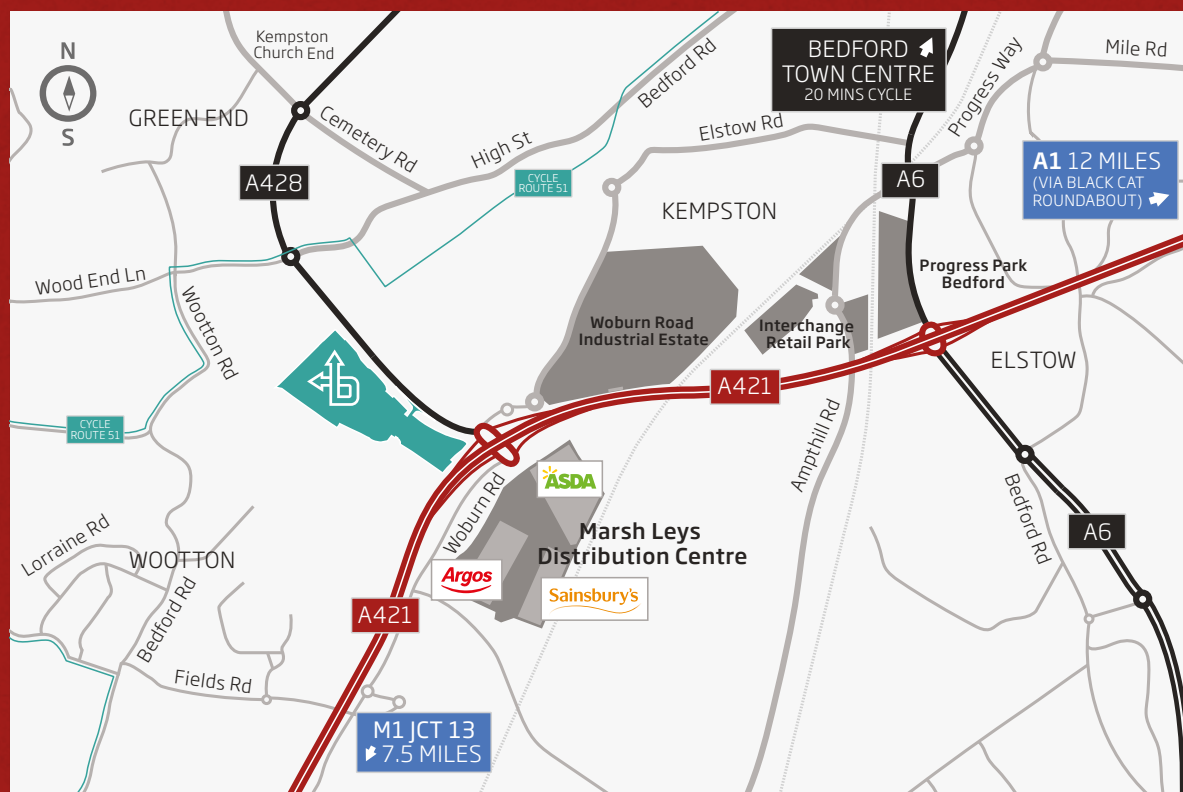
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GRAFTONGATE



BEDFORDLINKLOGISTICSPARK.COM

SAT NAV: MK43 9AT

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