



32,000 - 425,000 SQ FT



BUILD TO SUIT

Delivered.

Build to suit opportunities available on Plot 1 and 2 from 163,321 sq ft to 424,217 sq ft in a single building.



READY TO GO

Construction underway.

Planning consent granted with infrastructure works underway. Units available for delivery late 2019.



LINK BY NAME

Business resilience. Strategic links.

Set equidistant between the M1 and A1, Bedford Link provides great accessibility via dual carriageway links, whatever the road conditions.



SKILLED LABOUR

Readily available.

Access to an increasingly diverse labour pool of employees, within a 30 minute drive, with the average weekly labour cost cheaper than Milton Keynes and Cambridge.



BEDFORD CONVENIENCE

On your doorstep.

Cycle and bus routes provide direct access to Bedford town centre in less than 20 minutes. With good schools and connectivity to London, Bedford was rated a great place to live by the Sunday Times, April 2018.



GREEN SPACE

All around.

Employees benefit from landscaped open space, water features, integrated pedestrian and cycle routes surrounding each building.

MODERN, EFFICIENT WORKSPACE

Flexibility to deliver build to suit opportunities up to 525,000 sq ft.



Proposed CGI of Unit 1

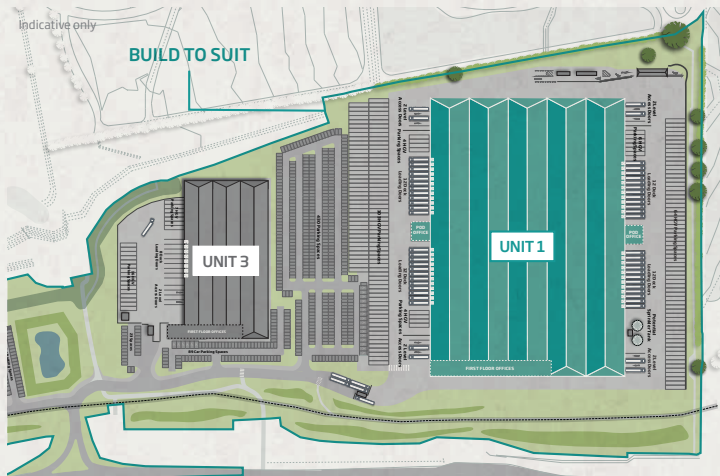
UNIT 1 - OPTION A

Cross-dock facility

UNIT 1 - OPTION A

WAREHOUSE	400,859 sq ft
OFFICE	23,358 sq ft
TOTAL	424,217 sq ft

APPROXIMATE GEA



Indicative Specification

Warehouse

- 50 kN/m² floor loading
- Up to 18m clear internal height
- 10% roof lights
- Dock Level access doors 1:8,500 sq ft

External Areas

- 50m self contained service yards
- 134 HGV spaces
- 420 car parking spaces

Offices

- Fully finished to Category A standards
- Fibre optic broadband

Sustainability

- BREEAM 'Very Good'
- Targeting EPC rating 'A'

UNIT 1 - OPTION B

Single sided facility

UNIT 1 - OPTION B

WAREHOUSE	332,788 sq ft
OFFICE	20,527 sq ft
TOTAL	353,315 sq ft

UNIT 2

WAREHOUSE	155,097 sq ft
OFFICE	8,224 sq ft
TOTAL	163,321 sq ft

UNDER CONSTRUCTION

UNIT 3

WAREHOUSE	97,715 sq ft
OFFICE	8,536 sq ft
TOTAL	106,251 sq ft

UNIT 4

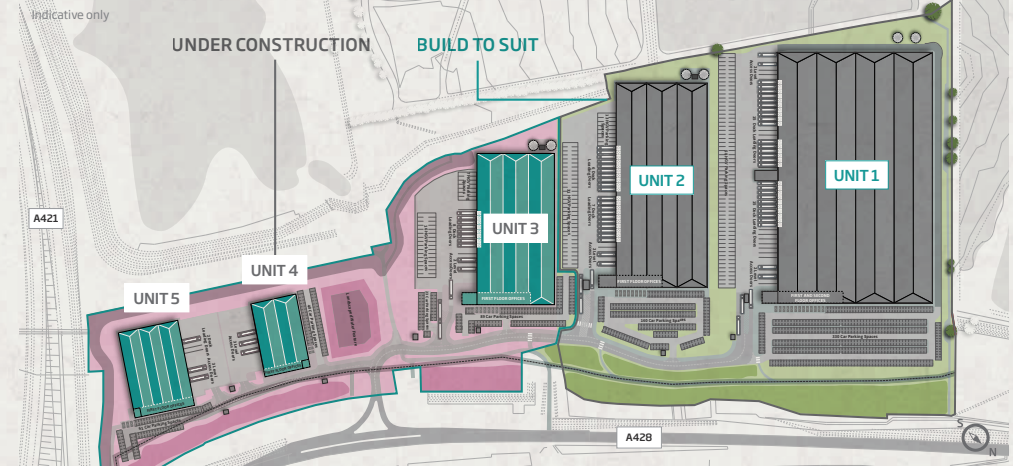
WAREHOUSE	28,341 sq ft
OFFICE	3,574 sq ft
TOTAL	31,915 sq ft

UNIT 5

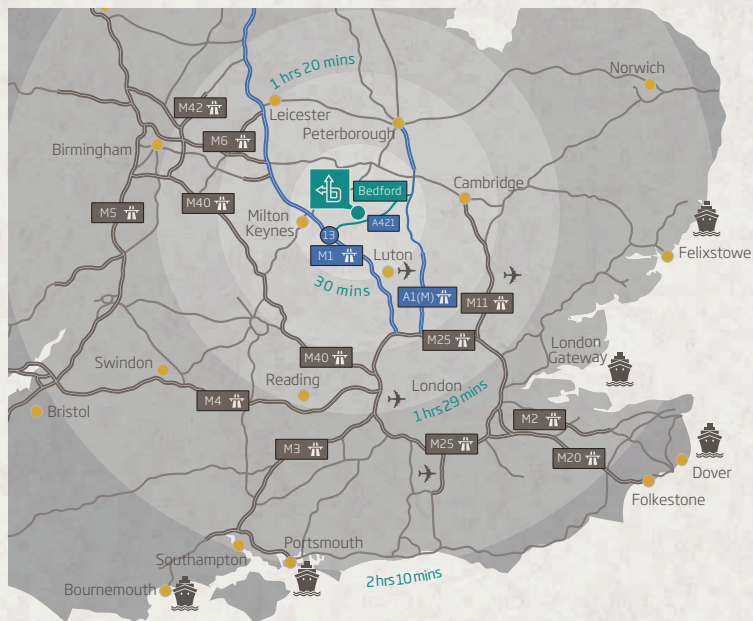
WAREHOUSE	43,949 sq ft
OFFICE	5,167 sq ft
TOTAL	49,116 sq ft

**TOTAL:
703,918 SQ FT**

APPROXIMATE GE A



Proposed CGI of Unit 1



MOTORWAY DRIVE TIMES

M1 (J13)	7.5 miles	10 mins
A1	12 miles	13 mins
M11	30 miles	45 mins
M25	34 miles	47 mins
M40	40 miles	60 mins
M6	51 miles	60 mins
M5	95 miles	1 hr 40 mins

HGV DRIVE TIMES

London Luton Airport	12 miles	30 mins
Central London (via M1)	55 miles	1 hr 29 mins
Central London (via A1)	60 miles	1 hr 38 mins
Leicester	63 miles	1 hr 20 mins
Birmingham	80 miles	1 hr 30 mins

PORTS

London Gateway	79 miles	1 hr 54 mins
Felixstowe	102 miles	1 hr 50 mins
Harwich	109 miles	2 hrs 8 mins
Portsmouth	117 miles	2 hrs 10 mins
Dover	140 miles	2 hrs 29 mins
Poole	148 miles	2 hrs 38 mins
Great Yarmouth	160 miles	2 hrs 12 mins

Source: Google Maps, 2018

LINKS BY RAIL & AIR

Bedford mainline railway station is within 4 miles (11 minutes), and 80 international flights are available within a 30 minute drive.

Bedford benefits from a fast and frequent train service to London Luton and Gatwick Airports, London St Pancras International and the Eurostar Terminal (35 minutes) together with direct Midland mainline trains north to Leicester, Nottingham, Sheffield, Derby and beyond.

STRATEGICALLY LINKED

A strategic location that offers the ultimate flexibility, midway between the M1 / A1 motorway corridor network.

A PREMIUM WORKPLACE FOR A SUPERIOR WORKFORCE



Higher rate of home ownership than national average



Bedford town centre accessible by bus or bike in 20 minutes



Employees can benefit from high quality modern workspace



Bedford was included in the Sunday Times Best Places to Live Guide, 2018



Open countryside for employees to enjoy right on the doorstep



Access to London in under 35 minutes by train



74 state schools and 10 private schools



470 retail stores



1,750 new homes to be built yearly in Bedfordshire

A GROWING POPULATION

Projected population growth of 8% in the next five years

NUMBER ONE CHOICE

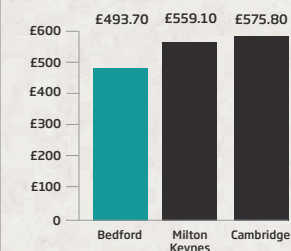
UK first-time buyers first choice location

RELEVANT SKILLS

8,500 labourers employed as process plant and machine operatives in local area

AVERAGE WEEKLY LABOUR COST

(Per individual employee)



UNRIVALLED SPECIFICATION



BREEAM 'Very Good'



Targeting EPC rating 'A'

| Bedford Link Logistics Park, MK43 9AT |

Source: Bedford Borough Council and Nomis, 2017

BUSINESS RESILIENCE AND CONNECTIVITY

Location: A421 / M1 J13 (7.5 miles)

For more information about
Bedford Link Logistics Park,
contact the agents:



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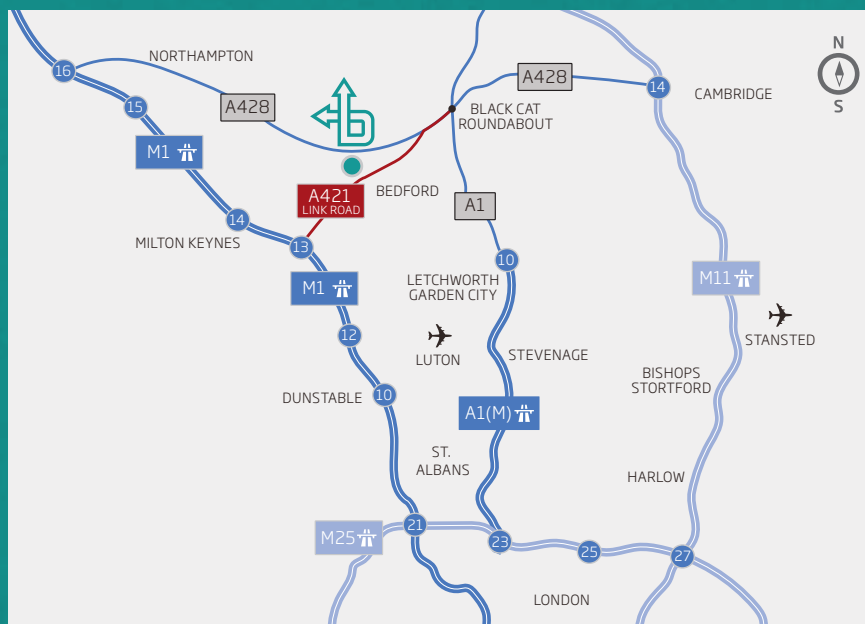
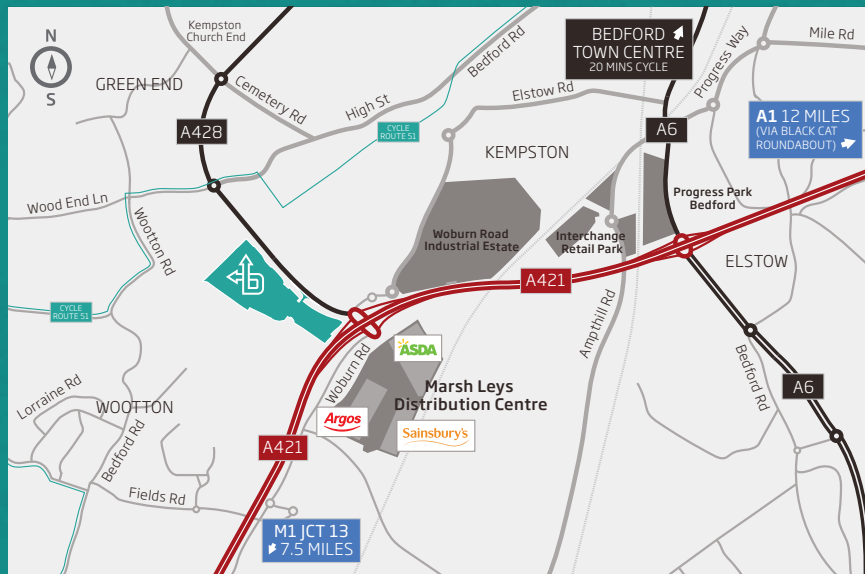
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GRAFTONGATE



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SAT NAV: MK43 9AT

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