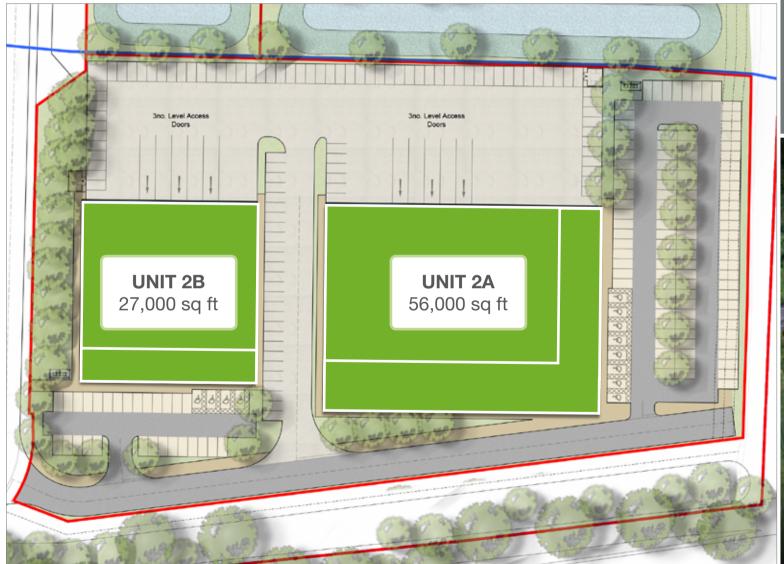


Bedford Commercial Park+ Plot 2



PLOT 2 • INDICATIVE 85,000 SQ FT IN 2 UNITS+



flexibility

Ready for immediate development, buildings will be designed and constructed to meet customers' bespoke requirements



Bedford Commercial Park+

Bedford, Bedfordshire

Bedford Commercial Park is located alongside the A421, one mile from the Marsh Leys Junction and three miles from the Marston Moretain Junction, accessed via Bedford Road (the old A421).

accessibility+



+ A421	1 mile
+ Bedford	4 miles
+ Milton Keynes - M1 J13	7 miles
+ A1	12 miles
+ Luton - M1 J11a	16 miles
+ Northampton - M1 J15	24 miles
+ Peterborough - A1M J17	37 miles
+ London - M1 J1	45 miles
+ Birmingham - M6/M42	68 miles
+ Leeds - M1/M62	149 miles
+ Manchester/Liverpool - M6/M56	149 miles

Ports & Airports

+ Felixstowe	100 miles
+ Southampton	118 miles
+ Dover	138 miles
+ London Gateway	81 miles
+ London Luton	25 miles
+ Heathrow	55 miles
+ Stansted	58 miles

Source maps.google.co.uk



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These particulars are believed to be correct at publication date (July 2018), but their accuracy is in no way guaranteed neither do they form part of any contract. All areas, distances and travel times are approximate.

All Enquiries:



Richard Evans

Ed Cole



Lloyd Spencer

Ispencer@adroitrealestate.co.uk

Steve Williams

A development with:



0121 506 8100

✓ M1

bedfordcp.co.uk





Kempston

Marsh Levs Distribution Centre Kempston Hardwick

Marsh Leys

roundabout