

# Bespoke space+

Research and  
development, office and  
industrial space from  
20,000 to 85,000 sq ft



**Bedford Commercial Park+** | **Plot 2**





To A1 Black Cat roundabout - 12 miles

Site entrance

Marsh Leys roundabout



Plot 2

Bedford Road

A421

Bedford Commercial Park

opportunity+

Part of a 45-acre landscaped, mixed use development, freehold and leasehold opportunities for B1a, B1b, B1c and B8 use are available from 20,000 to 85,000 sq ft.

Located adjacent to the A421, Bedford Commercial Park benefits from excellent connectivity, just seven miles east of J13 of the M1 and 12 miles west of the A1 Black Cat roundabout.

To M1 Junction 13 - 7 miles



## 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

Indicative CGI



# 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+



Road

- + A421
- + Bedford
- + Milton Keynes - M1 J13
- + A1
- + Luton - M1 J11a
- + Northampton - M1 J15
- + Peterborough - A1M J17
- + London - M1 J1
- + Birmingham - M6/M42
- + Leeds - M1/M62
- + Manchester/Liverpool - M6/M56

- 1 mile
- 4 miles
- 7 miles
- 12 miles
- 16 miles
- 24 miles
- 37 miles
- 45 miles
- 68 miles
- 149 miles
- 149 miles



Ports & Airports

- + Felixstowe
- + Southampton
- + Dover
- + London Gateway
- + London Luton
- + Heathrow
- + Stansted

- 100 miles
- 118 miles
- 138 miles
- 81 miles
- 25 miles
- 55 miles
- 58 miles

Source [maps.google.co.uk](https://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.

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