



Modern Standalone Warehouse / Industrial Unit 27,602 sq ft (2,564.3 sq m) **TO LET**

- Core M1 industrial location
- 7m clear internal height
- Mezzanine 8,968 sq ft / 2564.3 sq m
- 2 level loading doors
- Single storey office accommodation
- Excellent car parking provision & loading yard

ADJACENT TO NEW
DISTRIBUTION CENTRES:



ASDA

Holdsworth
FOODS



furnituregroup

AMARI
PLASTICS

BEDFORD

unit 7

WILSTEAD INDUSTRIAL PARK ■ WIXAMS ■ BEDFORD ■ MK45 3PD

WILSTEAD INDUSTRIAL PARK

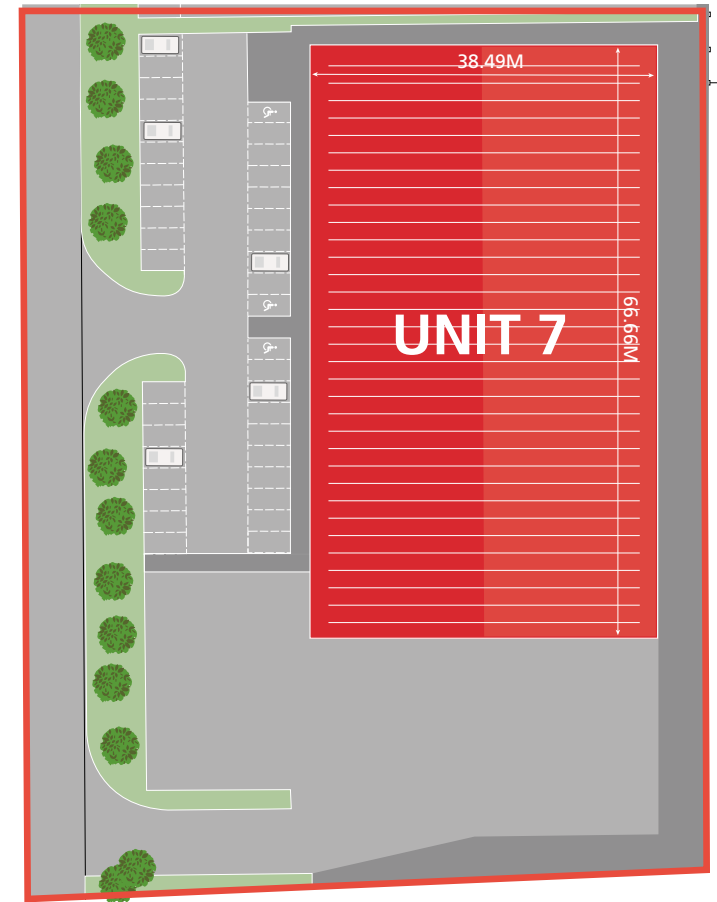
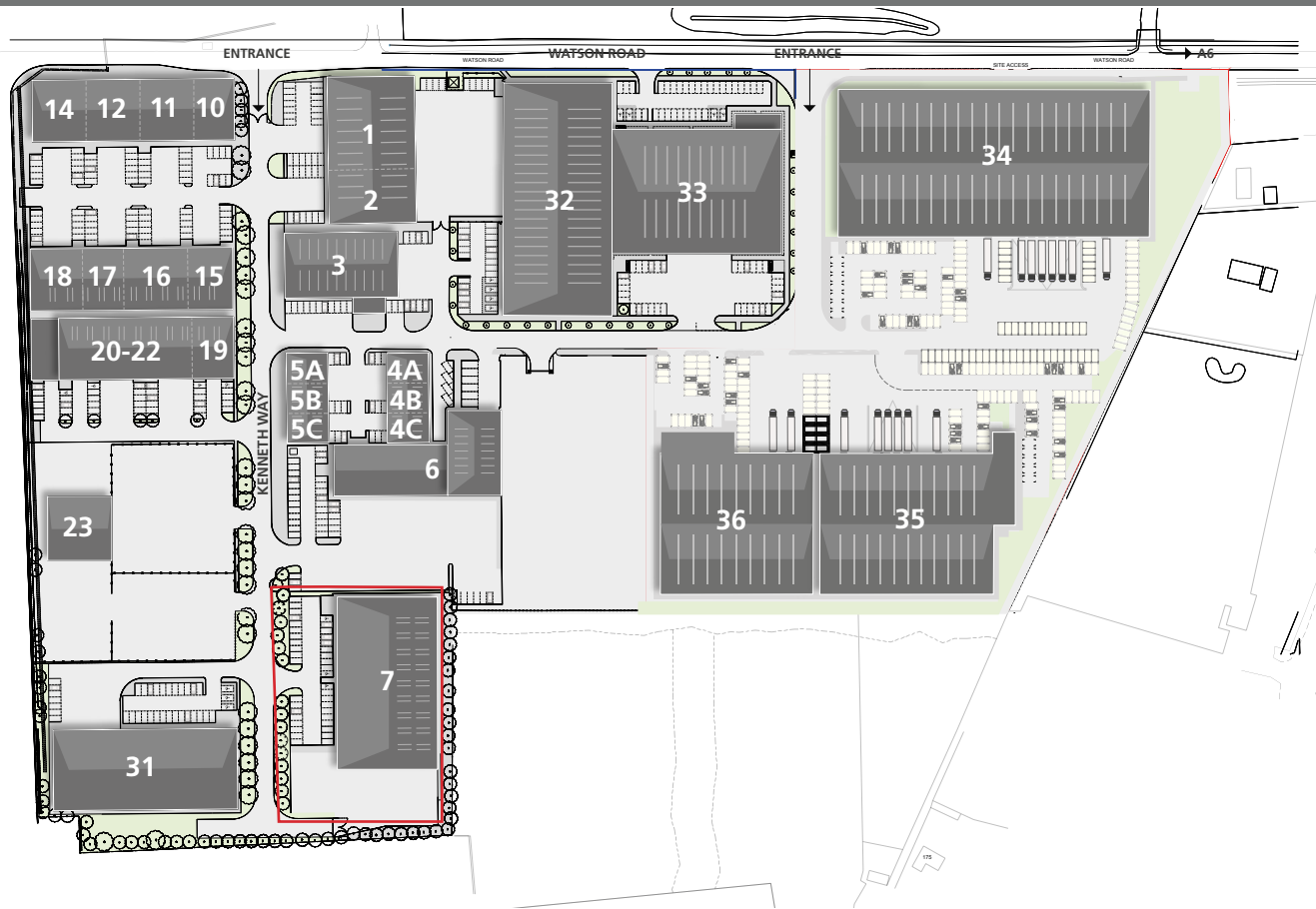
is a secure gated 28 acre site which provides a variety of industrial and warehouse accommodation from starter units to corporate headquarters. Units range from 2,000 sq ft (185.8 sq m) to 83,000 sq ft (7,711 sq m) within an attractive landscaped environment.

ACCOMMODATION (GIA)

UNIT 7	SQ FT	SQ M
Warehouse	23,229	2,158
Office	4,373	406.2
Total	27,602	7,711
Mezzanine	8,968	833.2



BEDFORD



GROUND FLOOR OFFICE
ACCOMMODATION



SECURE
GATED ESTATE



MEZZANINE



USES INCLUDE: E
(BUSINESS USE), B2, B8



2 LEVEL
LOADING DOORS



7M CLEAR
INTERNAL HEIGHT



GENEROUS PARKING
PROVISION



SECURE
YARD

COMMUNICATIONS



MOTORWAYS

A6	0.5 miles
A421	1.5 miles
M1 J13	10 miles
A1	11 miles
M25	32 miles



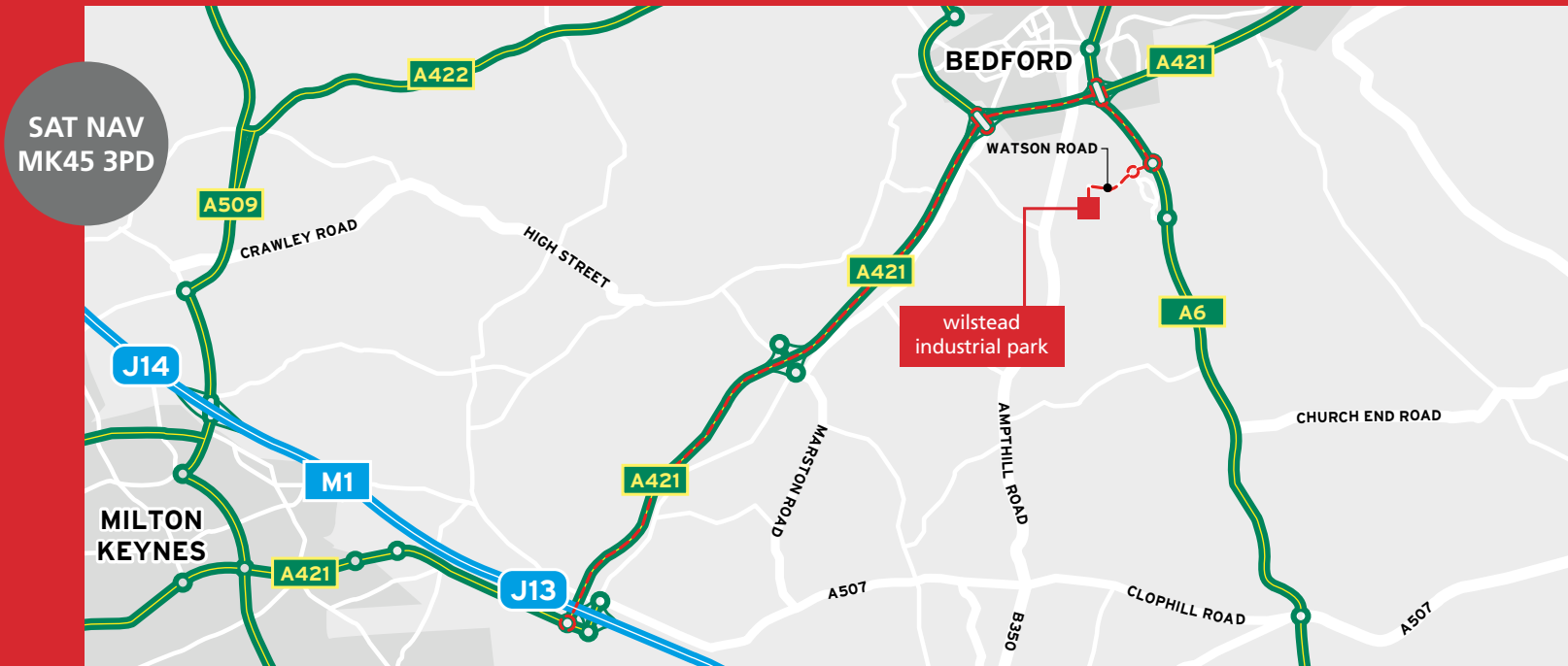
TOWNS/CITIES

Bedford	3.5 miles
Luton	16 miles
Milton Keynes	15 miles
London	50 miles

LOCATION

Wilstead Industrial Park sits in an excellent location off the A6 trunk road, approximately 1 mile south of the A421 Bedford Southern Bypass, along the A6, providing

very fast dual carriageway access to M1 J13 (10 miles) and the A1 (11 miles) at the Black Cat roundabout.



FURTHER INFORMATION

For further information please contact the sole agents.

EPC

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