

Unit 1B, Progress Park, Progress Way

Bedford, MK42 9XE



TO LET

151,040 sq ft (14,032.08 sq m)

- 13m clear internal height
- 13 dock and 3 level access loading doors
- 80 car spaces
- Narrow and wide aisle racking with in-rack sprinklers - 21,112 pallet spaces
- Warehouse HVAC system for heating and cooling
- Two cold stores, fully racked with in-rack sprinklers



Description

Constructed circa 2002 the unit comprises a detached, well specified, high bay, fully fitted, temperature controlled warehouse with 13m clear internal height, dock and level loading, good quality three storey air-conditioned offices, 80 car spaces and 360 degree circulation on a secure, self contained site.

Previously used for the storage and distribution of healthcare and pharma products the unit benefits a combination of wide and narrow aisle racking with in-rack sprinklers (providing a total of 21,112 pallet spaces), a HVAC system for heating and cooling within a range of 15-25 degrees and two cold stores with an air lock, fully racked with in rack sprinklers, designed to operate between 2-8 degrees.

The unit is undergoing a programme of refurbishment works prior to occupation .

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	132,735	12,331.49
Ground - Offices	3,361	312.25
1st - Offices	3,361	312.25
2nd - Offices	3,361	312.25
1st - Mezzanine	4,111	381.92
2nd - Mezzanine	4,111	381.92
Total	151,040	14,032.08

Location

Progress Park is well located just south of Bedford town centre and occupies a high profile, elevated position alongside the A421 dual carriageway, overlooking the roundabout with the A6, midway between the M1 (junction 13) and the A1 (Black cat roundabout).



Tenure

Available on a Leasehold basis only. Please contact the agents for quoting terms.

EPC

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Availability

Available Immediately . Subject to completion of the refurbishment works

Rent

£8.95 per sq ft

Service Charge

Further information is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

Further information is available upon request.

Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors and Savills

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