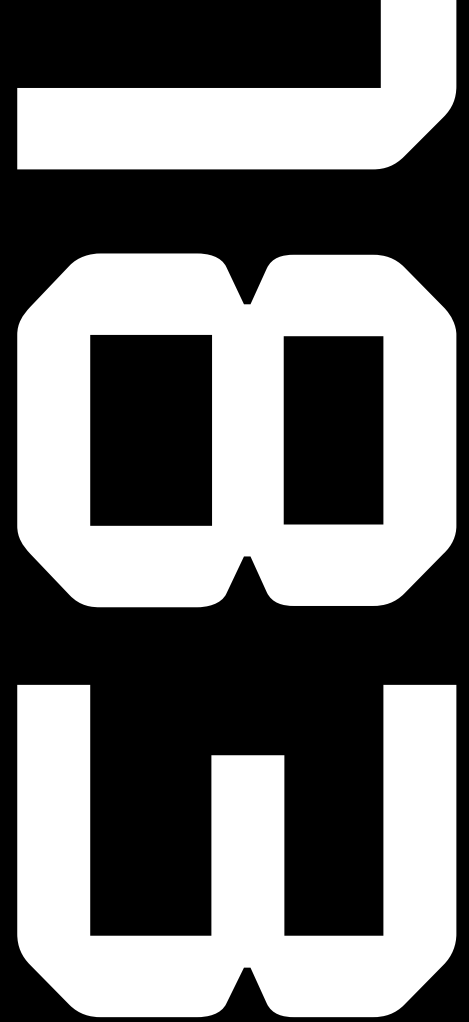


BEDFORD

HUDSON ROAD, ELMS FARM INDUSTRIAL ESTATE,
MK41 0LZ

GREAT VALUE WAREHOUSING SPACE
IN A STRATEGIC LOGISTICS LOCATION



183,907 SQ FT
INDUSTRIAL WAREHOUSE
UNIT TO LET

BEDFORD183.COM

STRATEGICALLY LOCATED

In the heart of Elms Farm Industrial Estate, Bedford 183 is a dynamic and affordable warehouse solution, offering access to the M1 (J13) or A1 Black Cat Roundabout.



WAITROSE
& PARTNERS

LIDL



primalux
Transforming Living Spaces

Pump Gyms



Lindström

CAXTON ROAD

EDISON ROAD

BEDFORD 183

WOLSELEY

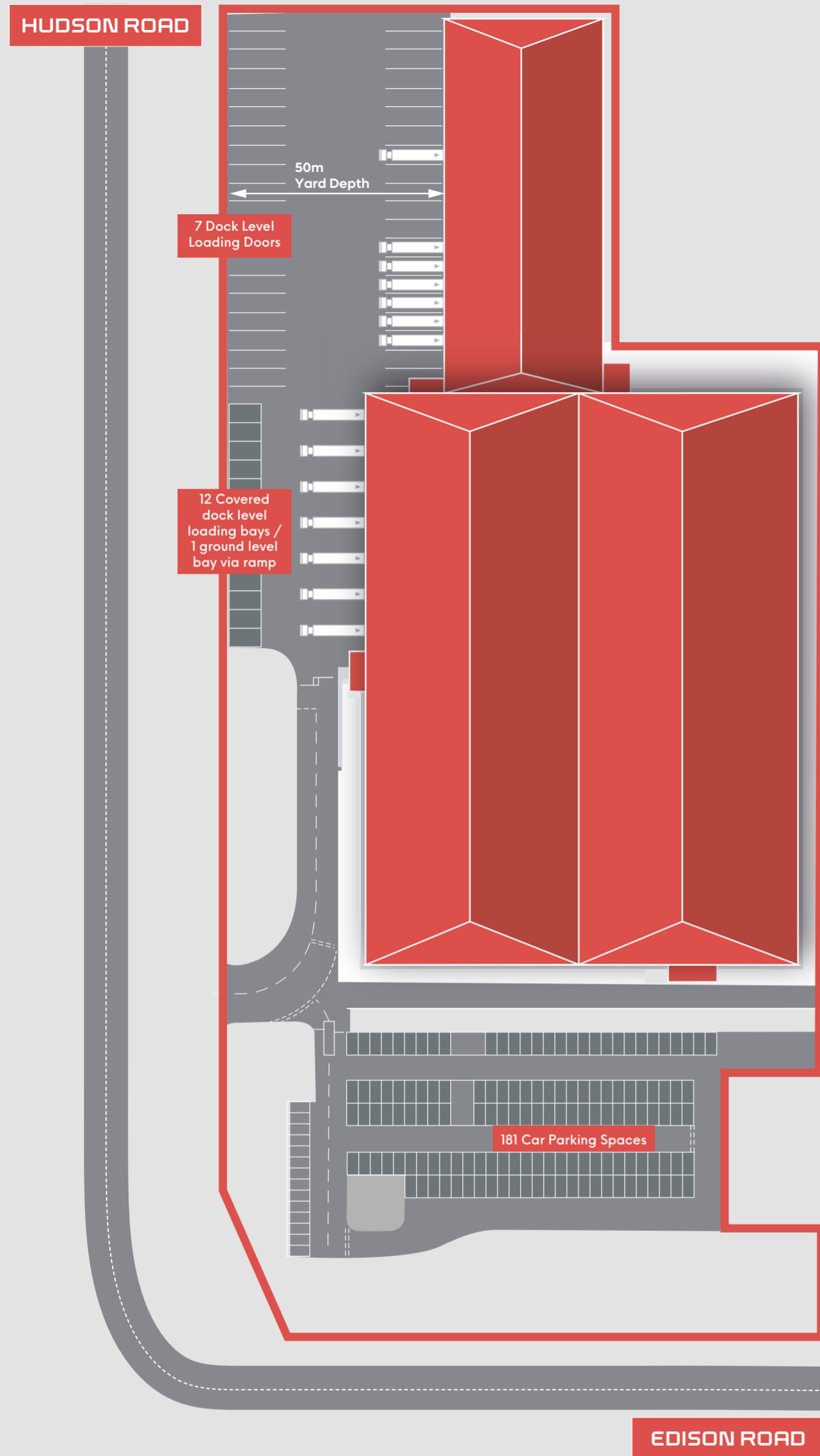
Biffa










Speedy

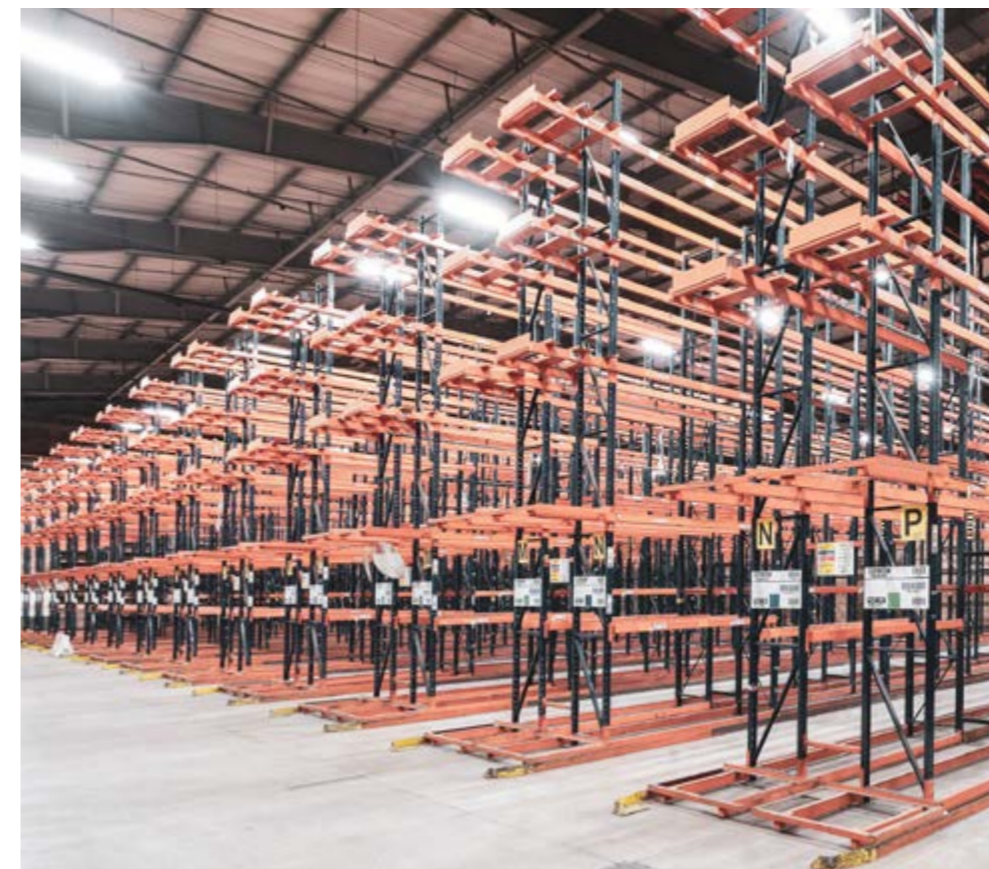
RICHARDSON

HUDSON ROAD

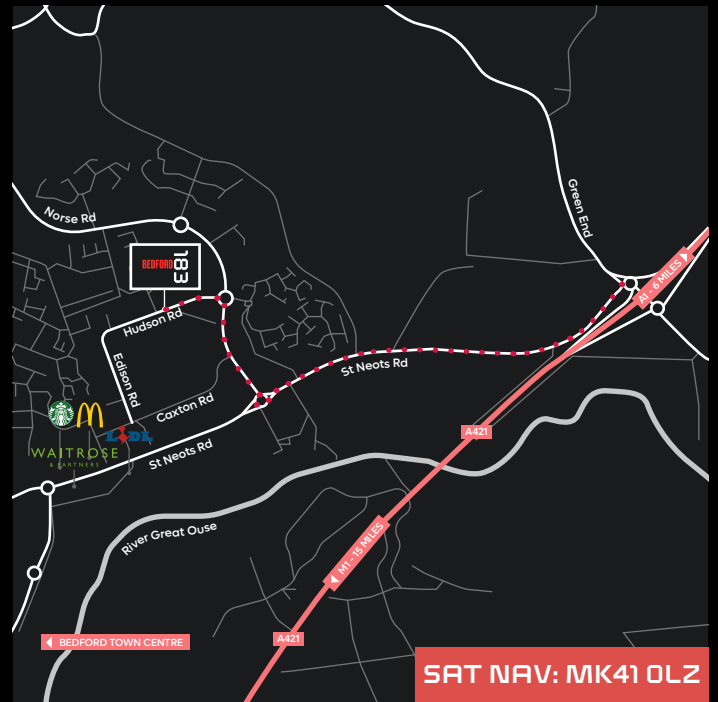
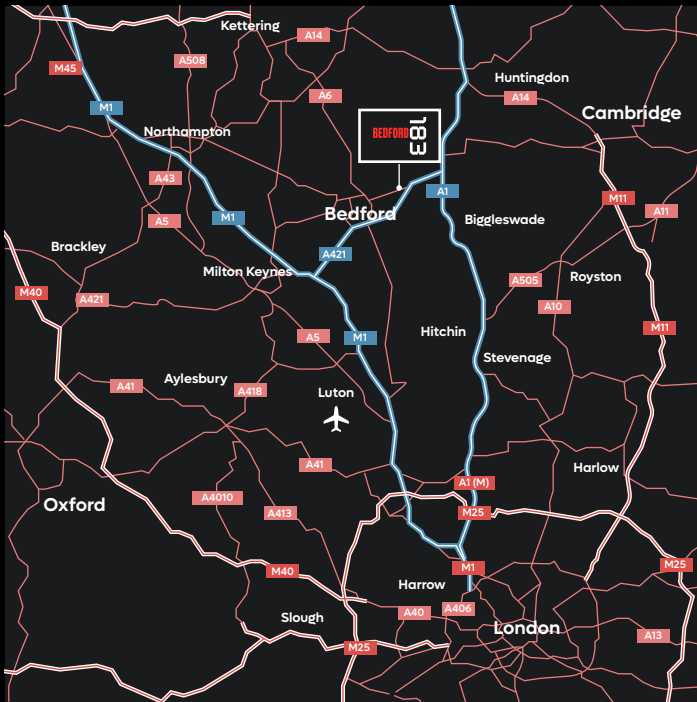
PRICE'S CANDLES



-  35 HGV parking spaces
-  7 dock level loading doors
-  181 car parking spaces
-  Clear eaves height of 9.5m
-  50m yard depth
-  800KVa power supply
-  12 covered dock level loading bays
-  Excellent yard circulation and parking areas
-  1 ground level loading ramp



ACCOMMODATION	SQ FT	SQ M
Warehouse	105,509	9,801.98
Eastern Extension	28,947	2,689.20
Mezzanine	13,758	1,278.15
Ancillary	8,526	792.10
Enclosed Loading	10,034	932.20
Offices	17,133	1,591.65
TOTAL GIA	183,907	17,085.38



LOCATION

Bedford 183 is located within the well established Elms Farm Industrial Estate in Bedford. The building is positioned on the corner of Edison Road and Hudson Road with access off Hudson Road. Bedford 183 is strategically positioned between the M1 (J13) and A1 (Black Cat roundabout) offering logistics optionality to the occupier.

LOCALLY

Local amenities include Waitrose, Lidl and McDonald's. Bedfordshire sits at the centre of one of the UK's most exciting growth opportunities that will deliver innovation, infrastructure and sustainable economic and housing growth.

DEMOGRAPHICS



The population is expected to grow 8% in the next 5 years, which is well ahead of the national average.



10,500 new homes are planned in Bedford by the end of 2021 with a further 19,020 new homes planned by 2035.

VIEWINGS

For any additional information contact the joint sole agents listed below

TERMS

The site is available to let.

March 2021

These particulars are believed to be correct at the date of publication, but their accuracy is in no way guaranteed, neither do they form part of any contract. All areas are approximate.

CONNECTIONS

A1(M)	6 Miles
M1 (J13)	15 Miles
A6	4.3 Miles
Bedford Station	4.8 Miles
London Luton Airport	30.3 Miles
London	63.3 Miles
London Gateway	80.2 Miles
Birmingham Airport	80.6 Miles
Birmingham	87.4 Miles
Felixstowe	94.6 Miles
Port of Southampton	124 Miles

LOCAL OCCUPIERS



Access to an increasingly diverse labour pool, within a 30-minute drive.



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

BEDFORD183.COM



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