

**NEWLY  
REFURBISHED**



UNITS 1A & 1B

# CAXTON ROAD

Elms Farm Industrial Estate • **BEDFORD** • MK41 0XZ



- **LARGE SECURE YARD**
- **4 LEVEL ACCESS LOADING DOORS**
- **5.5M EAVES HEIGHT**
- **RECENTLY REPLACED ROOF**
- **TWO STOREY OFFICE BLOCK IN EACH UNIT**

**NEWLY REFURBISHED SELF CONTAINED WAREHOUSE**

**42,851 FT<sup>2</sup> (3,981 M<sup>2</sup>) TO LET**

A1 - 6 MILES

A421

ST NEOTS RD

GO  
Outdoors

HOWDENS

SCREWFIX

UNITS 1A & 1B  
**CAXTON ROAD**

M1 (J13) - 15 MILES

Pump Gyms

A4280

CAXTON RD

LIDL

WAITROSE  
& PARTNERS

McDonald's

STARBUCKS

Wickes

b&m

TESCO

ELMS INDUSTRIAL ESTATE

1½ miles from the A421 intersection at Renhold Interchange and 3 miles from Central Bedford

CENTRAL BEDFORD

## DESCRIPTION

Two semi detached units of approx 21,500 sqft each, currently occupied as a single unit. The building benefits from a large secure yard, 4 loading doors, 2 storey offices, and 5.5m eaves height. The roof was replaced in 2017.

The units have recently undergone a complete refurbishment to include LED lighting throughout the warehouse and office areas, refitted offices with air source heat pumps and EV charging points.



## ACCOMMODATION

All areas are approximate having been rounded and are expressed on a Gross Internal Area basis.

	sq ft	sq m
Ground - Warehouse (1A)	20,075	1,865.03
1st - Offices (1A)	1,563	145.21
Ground - Warehouse (1B)	20,043	1,861.96
1st - Offices (1B)	1,170	108.70
<b>Total: GIA</b>	<b>42,851</b>	<b>3,980.90</b>

## TENURE

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

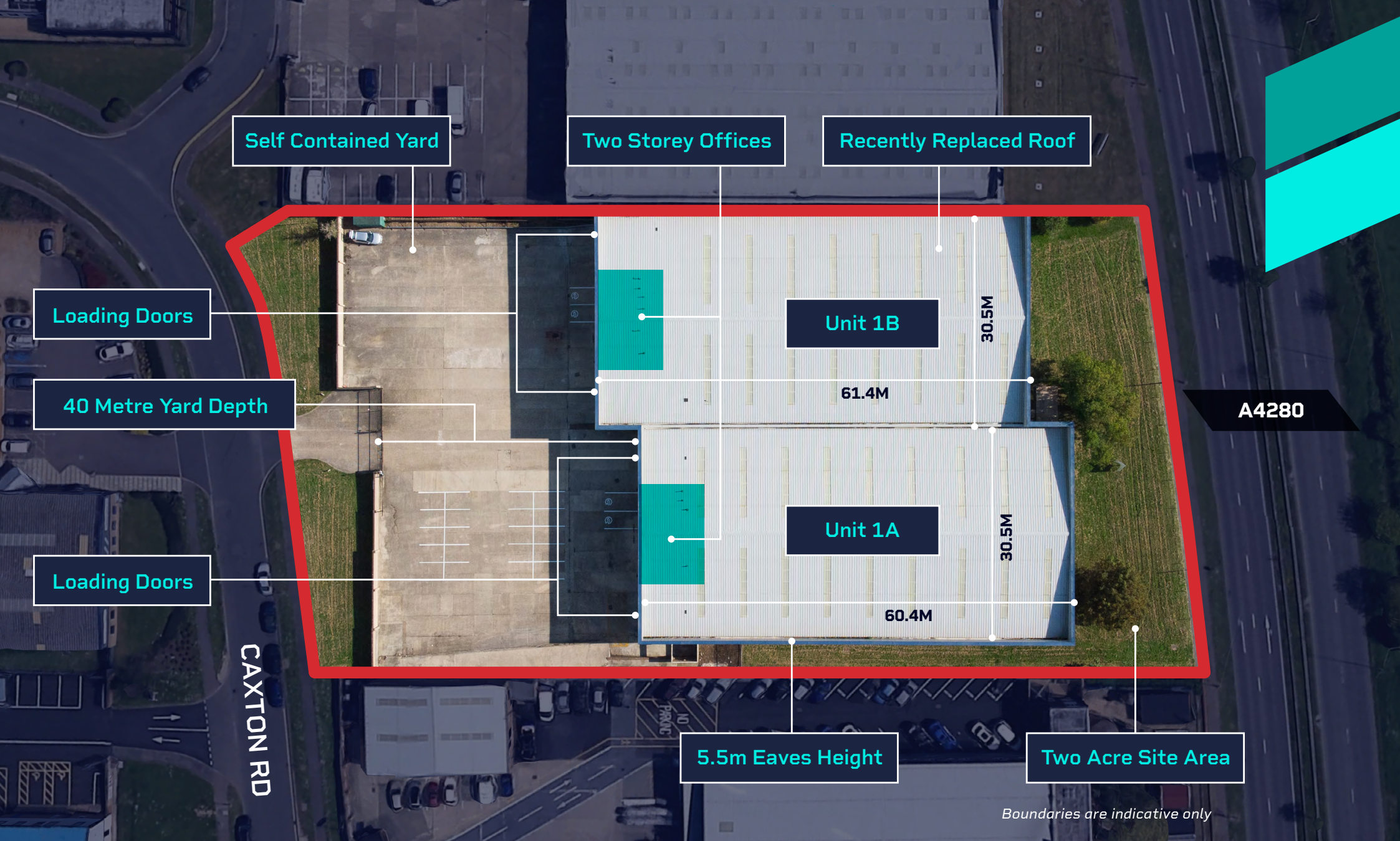
## EPC

To be assessed following the refurbishment works. Expected B rating.

## AVAILABILITY

Further information is available upon request.





Self Contained Yard

Two Storey Offices

Recently Replaced Roof

Loading Doors

40 Metre Yard Depth

Loading Doors

CAXTON RD

Unit 1B

30.5M

61.4M

Unit 1A

30.5M

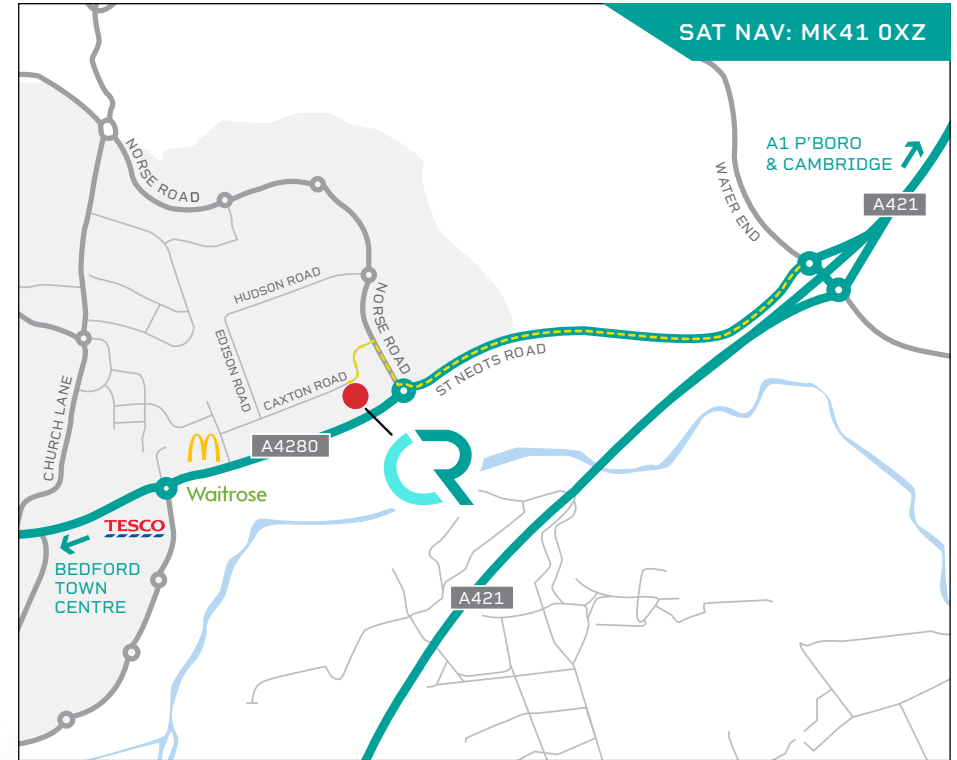
60.4M

A4280

5.5m Eaves Height

Two Acre Site Area

Boundaries are indicative only



## LOCATION

The unit is prominently located on Caxton Road, part of the Elm Farm Industrial Estate on the eastern edge of Bedford. The rear of the unit overlooks the A4280 dual carriageway, an arterial route into Bedford.

Amenities nearby include Waitrose, Starbucks, McDonalds and Tesco. The unit is 3 miles from Bedford town centre, 6 miles from the A1 (Black Cat Roundabout) and 15 miles from M1 Junction 13.

A1(M)	6 miles
M1 (J13)	15 miles
A6	4 miles
Bedford Station	5 miles
London Luton Airport	30 miles
London	63 miles
Birmingham	87 miles





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## RENT

Rent on Application.

## SERVICE CHARGE

Not applicable.

## LEGAL COSTS

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

## BUSINESS RATES

Rateable Value of £189,000 (2023 Valuation. Occupiers of this unit may be eligible for Transitional Rates Relief).

## VIEWING

Viewing and further information strictly via the joint agents:

### MAX RUSSELL

M: 07732 405799  
[max.russell@colliers.com](mailto:max.russell@colliers.com)

### AKHTAR ALIBHAI

M: 07909 684801  
[akhtar.alibhai@colliers.com](mailto:akhtar.alibhai@colliers.com)



**020 7935 4499**  
[colliers.com/uk/industrial](https://colliers.com/uk/industrial)



**01234 639886**  
[adroitrealstate.co.uk](https://adroitrealstate.co.uk)

### DAN JACKSON

M: 07841 684870  
[djackson@adroitrealstate.co.uk](mailto:djackson@adroitrealstate.co.uk)