



Modern Warehouse / Industrial Unit 5,906 sq ft (548.7 sq m) **TO LET**

- Core M1 industrial location
- Warehouse mezzanine
- 7m eaves height
- Level access loading doors
- 2 storey office accommodation
- Excellent car parking provision and loading yard

BEDFORD

unit 18

WILSTEAD INDUSTRIAL PARK ■ WIXAMS ■ BEDFORD ■ MK45 3PD

CANMOOR

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.

ACCOMMODATION

UNIT18	SQ FT	SQ M
Warehouse	4,391	407.9
Ground Floor Office	773	71.8
First Floor Offices	742	68.9
Total	5,906	548.7
First Floor Mezzanine	502	46.6

RENT

Upon application

EPC

Available on request

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

SPECIFICATION



SECURE
GATED ESTATE



2 STOREY OFFICE
ACCOMMODATION AND
WAREHOUSE MEZZANINE



LEVEL ACCESS
LOADING DOORS



GENEROUS CAR
PARKING PROVISION

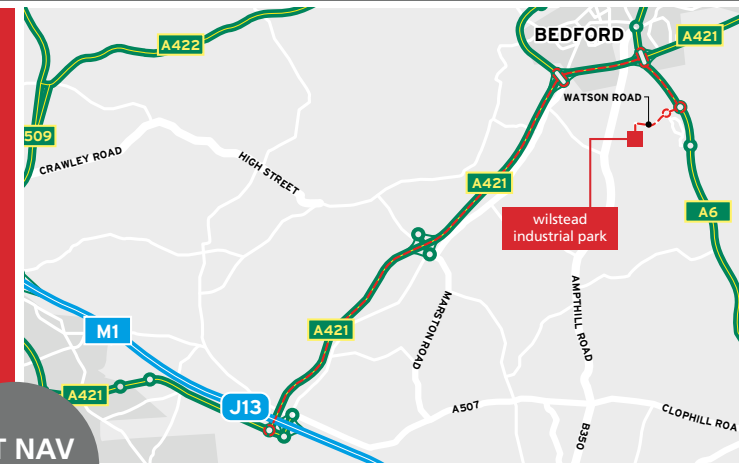


7M EAVES
HEIGHT



PLANNING FOR CLASS
E(B1) B2 B8 USE

SAT NAV
MK45 3PD



FURTHER INFORMATION

For further information please contact the sole agents.



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