



# OPEN STORAGE PLOTS AVAILABLE TO LET

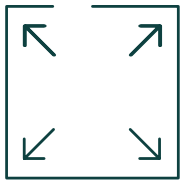
FORD END ROAD BEDFORD, MK40 4JL

- FLEXIBLE LEASE TERMS
- FLEXIBLE PLOT SIZES FROM 0.5 TO 11.65 ACRES
- CENTRALLY LOCATED, 1.1KM FROM BEDFORD TOWN CENTRE

# DESCRIPTION

The site is a 4.71-hectare (11.65-acres) former gas works located south of Ford End Road.

Positioned approximately 1.1 km west of Bedford town centre and 0.8 km southwest of Bedford Station, the site offers convenient access to direct trains to London St Pancras, which take around 40 minutes.



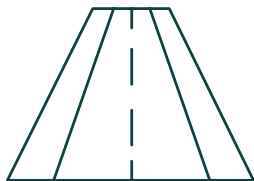
PLOT SIZES  
0.5 - 11.65 ACRES



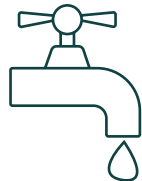
BEDFORD TOWN  
CENTRE - 0.7 MILES



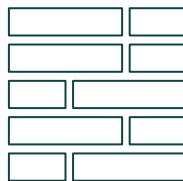
FLEXIBLE LEASE  
TERMS



ACCESSED VIA J14 M1  
VIA THE A421



PROVISIONS  
FOR SERVICES

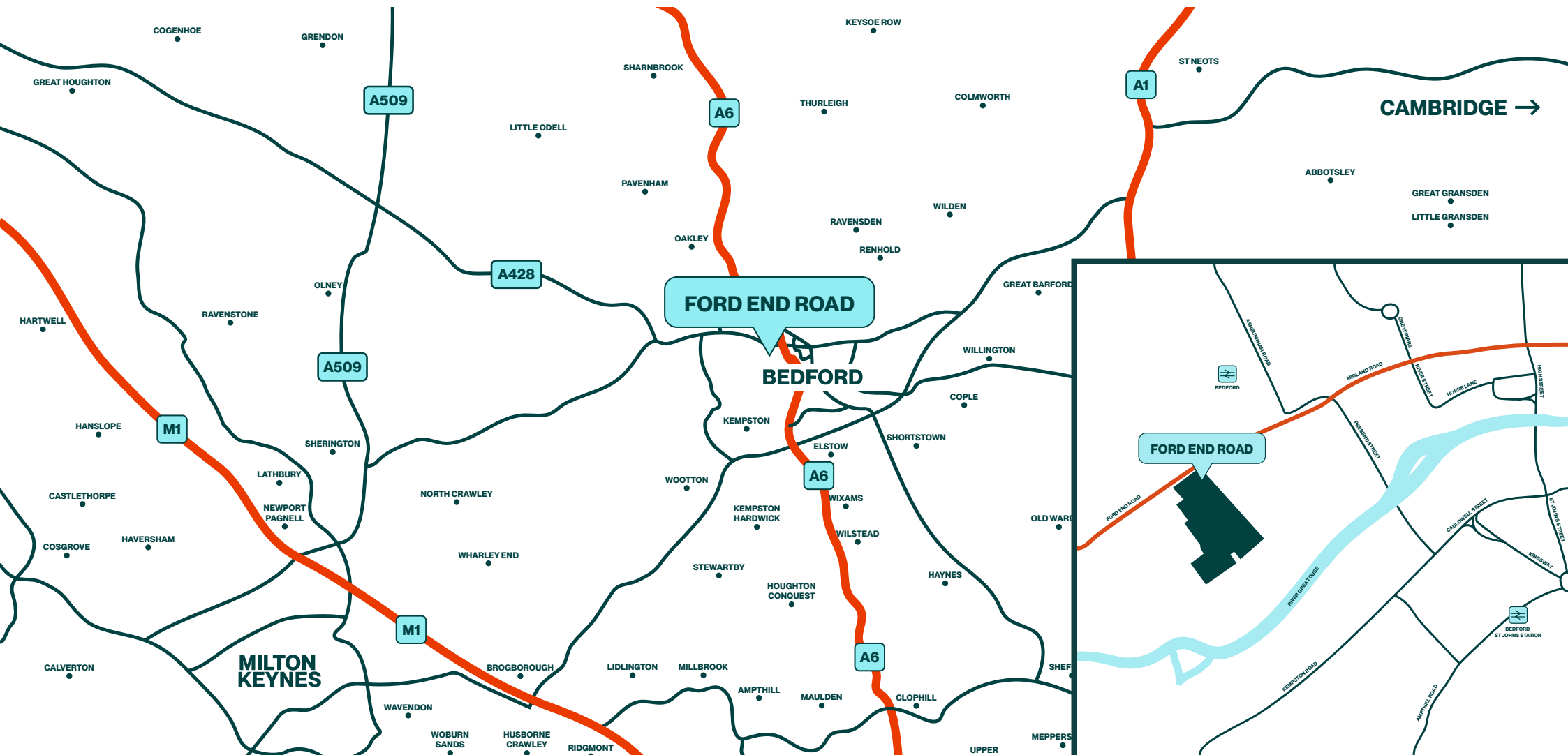


HARDSTANDING  
SURFACE OPTIONS



# LOCATION

The site, located in Bedford, Bedfordshire, is approximately 27 km northeast of Milton Keynes, 35 km southeast of Northampton, and 97 km north of London. It is accessible from the M1 via the A421. Situated west of Bedford town centre, the site is near residential areas with some retail along Ford End Road, and adjacent to vacant land and the Bedford railway line. Charles Wells Brewery is to the west, and the Great Ouse river runs south of the site. Bedford Train Station, 0.8 km northeast, offers direct trains to London every 30 minutes, and Bedford St Johns Station, 1.6 km southeast, provides a link to Milton Keynes.



# FURTHER INFORMATION

## TERMS

- Rent on application.
- All leases are contracted outside the Security of Tenure provisions of the Landlord & Tenant Act 1954.

## PLANNING

The site will benefit from a Meanwhile Use for B8 Storage and Distribution.

## VIEWINGS

Viewings and further information are strictly by prior appointment.

## ANTI-MONEY LAUNDERING

All parties will be required to submit documentation to satisfy the Anti-Money Laundering regulations.



## ENQUIRIES

E: [space@mcrproperty.com](mailto:space@mcrproperty.com)  
T: 0161 989 3884

## PAUL QUY

T: 07917 268653  
E: [paul.quy@kirkbydiamond.co.uk](mailto:paul.quy@kirkbydiamond.co.uk)

## NATHAN GEORGE

T: 01234 905128  
E: [nathan.george@kirkbydiamond.co.uk](mailto:nathan.george@kirkbydiamond.co.uk)

## EAMON KENNEDY

T: 01582 393 330  
E: [eamon.kennedy@kirkbydiamond.co.uk](mailto:eamon.kennedy@kirkbydiamond.co.uk)

## DISCLOSURE

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Subject to Contract. September 2024

