



# CAXTON PARK

CAXTON ROAD | BEDFORD | MK41 0TY

///STORES.CIVIL.STAYS



**HIGH QUALITY REFURBISHED  
INDUSTRIAL / WAREHOUSE UNITS TO LET**

# 6,842 – 14,943 SQ FT (640.3 – 1,392.9 SQ M) TO LET

**Caxton Park** comprises industrial / warehouse units situated on Caxton Road, Elm Farm Industrial Estate, on the eastern edge of Bedford. Existing occupiers on the estate include YN Healthcare, Kaltenbach, Rotatrim and Lindstrom. There are currently two available units offering newly refurbished space, from 6,892 – 14,943 sq ft.



**REFURBISHED TO A HIGH STANDARD**



# SPECIFICATION

-  REFURBISHED AND IMMEDIATELY AVAILABLE
-  6.58M INTERNAL EAVES HEIGHT
-  TWO STOREY OFFICES
-  ALLOCATED PARKING
-  THREE PHASE POWER
-  NEW LOADING DOORS
-  NEW LED LIGHTING THROUGHOUT
-  2.5 MILES FROM BEDFORD TOWN



# AVAILABILITY

UNIT 2	6,842 SQ FT	640.3 SQ M	11 CAR SPACES
UNIT 7	8,101 SQ FT	752.6 SQ M	18 CAR SPACES
<b>TOTAL</b>	<b>14,943 SQ FT</b>	<b>1,392.9 SQ M</b>	<b>29 CAR SPACES</b>

# UNIT 2

## 6,892 SQ FT (640.3 SQ M)

### TO LET

#### ACCOMMODATION

The accommodation comprises the following areas:

	sq ft	sq m
Ground Floor	5,863	544.7
First Floor	1,029	95.6
<b>Total</b>	<b>6,892</b>	<b>640.3</b>

- Refurbished and immediately available
- EPC B47
- 6.58m internal eaves height
- Two storey offices
- 11 car parking spaces
- Three phase power and capped mains gas
- One new up and over loading door
- New LED lighting throughout



# UNIT 7

## 8,101 SQ FT (752.6 SQ M)

### TO LET

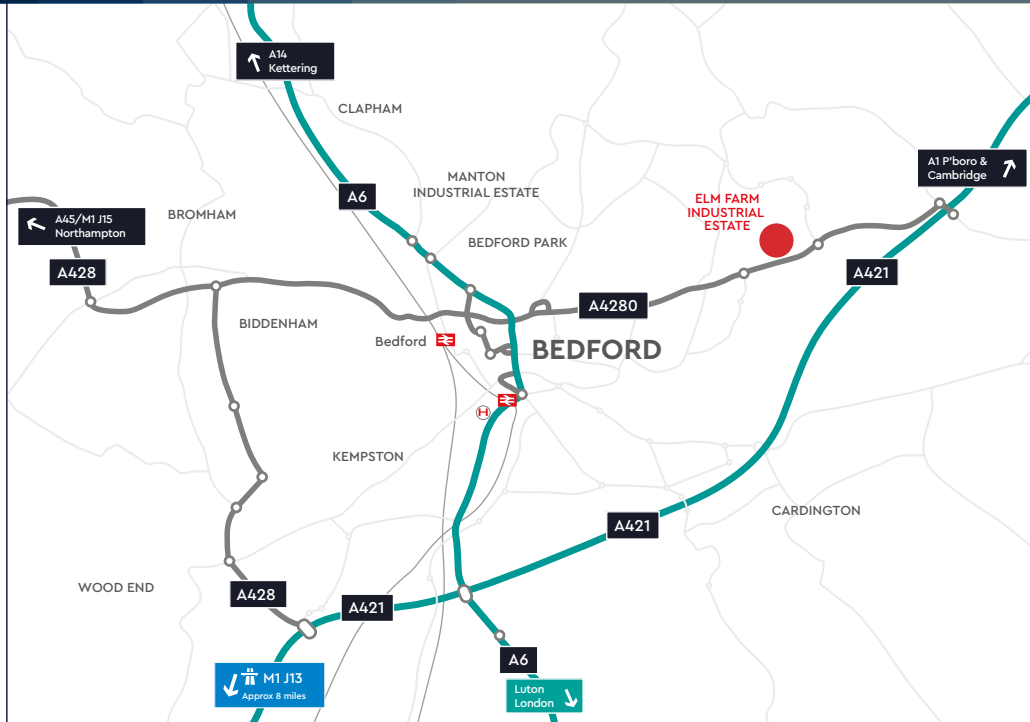
#### ACCOMMODATION

The accommodation comprises the following areas:

	sq ft	sq m
Ground Floor	7,238	672.4
First Floor	863	80.2
<b>Total</b>	<b>8,101</b>	<b>752.6</b>

- Refurbished and immediately available
- EPC B43
- 6.58m internal eaves height
- Two storey offices
- 18 car parking spaces
- Three phase power and capped mains gas
- One new up and over loading door
- New LED lighting throughout





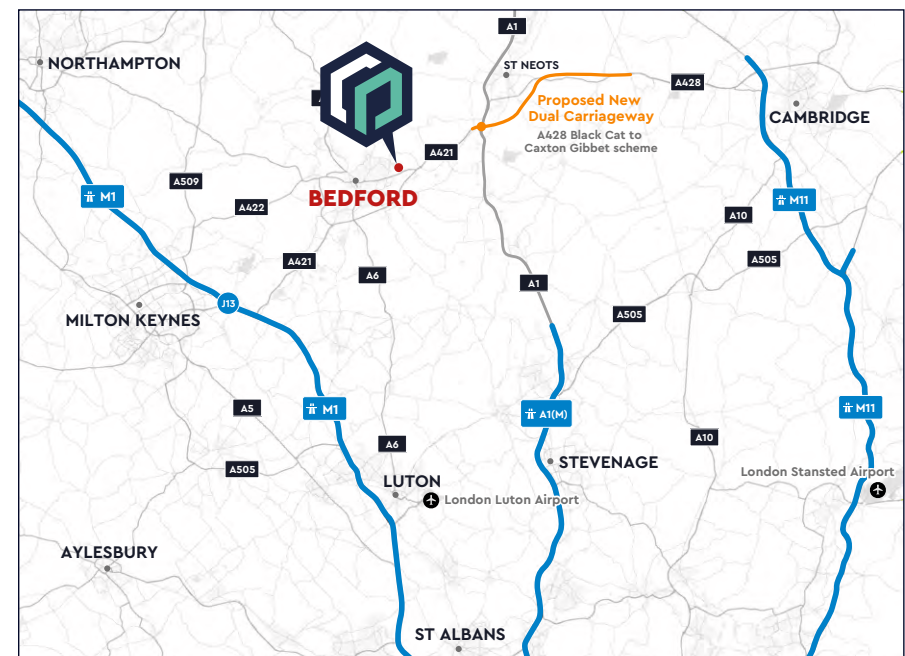
## LOCATION

Caxton Park is a modern development within the Elm Farm Industrial Estate on the eastern edge of Bedford. The A4280 links Elm Farm to the A421 Bedford Southern Bypass (M1 J13 - A1 Black Cat Roundabout) and to Bedford town centre. Works are currently underway to upgrade the Black Cat Roundabout. Once complete the

new junction will improve access to the A1 and provide quicker road links to Cambridge.

The surrounding area is a mixture of industrial and warehousing with a good level of amenity nearby, including Waitrose, Starbucks, McDonalds and Lidl. Bedford is served by a train service to London St Pancras.

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



A1 - 6 MILES

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

A421

ST NEOTS RD

GO  
Outdoors

HOWDENS

SCREWFIX

M1 (J13) - 15 MILES

CAXTON RD

A4280

PumpGyms

LIDL

WAITROSE  
& PARTNERS

McDonald's

STARBUCKS

Wickes

b&m

TESCO



**CAXTON  
PARK**

ELMS  
INDUSTRIAL  
ESTATE

CENTRAL BEDFORD



**CAXTON  
PARK**



## TERMS

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

## VAT

VAT is applicable at the prevailing rate.

## RATEABLE VALUES

Unit 2 – £46,750 / Unit 7 – £58,500.

## LEGAL COSTS

Each party will be responsible for their own legal costs in connection with a new letting.

## FURTHER INFORMATION

For further information or to arrange a viewing please contact the joint sole agents:

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