

D2 Leisure Unit – Bedford

**Unit 1-3 Caxton Road Trade City,
Elms Farm Industrial Estate,
Bedford – MK41 0LF**

D2 Leisure Unit**34,000 sq.ft. TO LET**

- Modern, purpose built industrial unit
- Prominent with good main road visibility
- 7m eaves height
- Excellent parking facilities
- Nearby occupiers include; Waitrose, Lidl, Tesco, Homebase, Go Outdoors & McDonalds drive thru.
- D2 Planning Consent
- Immediately available

Location

Bedford is located approximately 50 miles north of London, 10 miles east from Junction 13 of the M1 motorway and 9 miles west of the A1 via the A421 and A4280 St Neots / Goldington Road. The property is prominently located on Caxton Road just off the A4280 Goldington Road on the Elms Farm Industrial Estate north east of Bedford town centre.

Description

The property forms the front part of a modern purpose-built industrial unit with good main road visibility and excellent customer parking facilities. Nearby occupiers include Viking Self-Storage, Go Outdoors, Lidl, Waitrose and McDonalds amongst others.

Accommodation

| Description | sq.ft | sq.m |
|---------------------|--------|-------|
| Warehouse | 30,000 | 2,787 |
| First Floor Offices | 4,000 | 371 |
| Total | 34,000 | 3,158 |

The above floor areas are approximate gross internal floor areas.

Key Features

- Modern purpose-built unit
- Excellent frontage to Caxton Road
- Easy customer access
- 7m eaves
- Ample Customer Parking
- D2 Planning Consent

Tenure

The property is available by way of a new lease.

Rent

Rent on application.

Timing

Immediately available.

EPC



VAT

VAT is applicable.

Legal Costs

Each party is to bear their own legal and professional costs.

Viewing & Further Information

By prior appointment only.

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