

Arkwright Industrial Estate

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Arkwright Road, Bedford, MK42 0LE
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High quality industrial/warehouse units
4,761 - 13,690 sq ft

Available now




Arkwright Industrial Estate

The Arkwright Industrial Estate forms part of the established Cambridge Road Industrial Estate with surrounding high-profile occupiers including Howdens, Fujii Film, Toolstation and ASDA. The estate offers a range of 18 high-quality warehouse and industrial premises which can be combined to provide larger accommodation (subject to consent).









The units benefit from an electric roller shutter loading door, three phase power supply and clear internal height of 5m. The site is accessed via the Arkwright Road, which leads to excellent car parking and loading provisions to the front of the units.



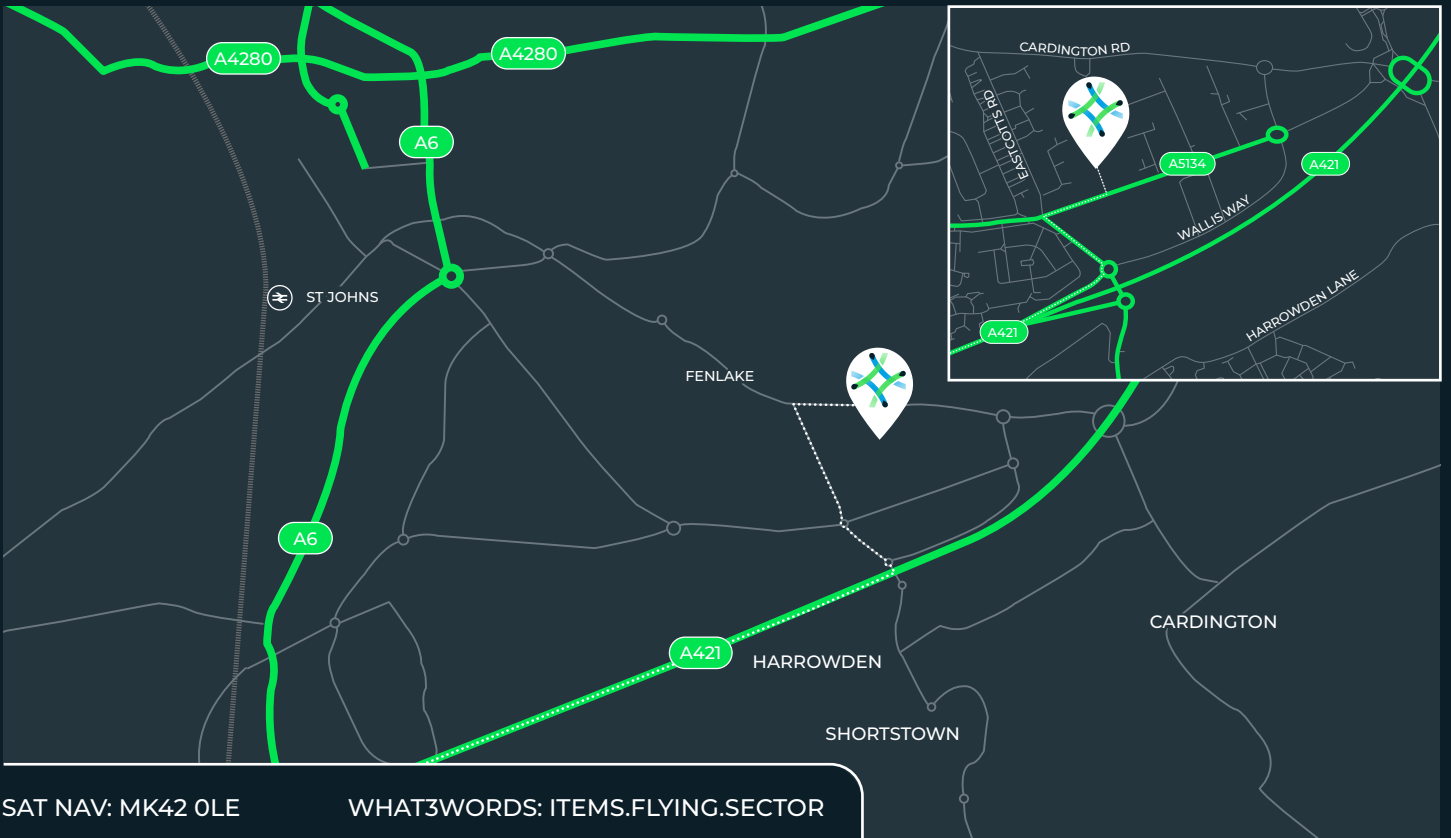
 Main entrance



Specification

-  Individual EPC available on request
-  Recently refurbished industrial / warehouse units
-  3 phase power supply
-  5m clear internal height
-  Ample on-site parking
-  Communal yard area with good loading provisions
-  Electric roller shutter door
-  Within close proximity to the M1 and A1





Strategic logistics location

Arkwright Industrial Estate is situated 2.7 miles from Bedford town centre and located adjacent to the A421 which provides access to both the M1 and A1. Luton Airport can be reached in a 30 minute drive time and Milton Keynes is just over 18 miles away. Nearby Bedford station offers direct and regular services to Brighton, London and Gatwick Airport.

	miles	mins
Milton Keynes	18	26
Oxford	61	1 hr 24
London	58	1 hr 31
Birmingham	82	1 hr 27

	miles	mins
M1 (J13)	11	12
A1(M)	8	11
M11	26	35
M25	36	40

	miles	mins
Luton Airport	22	36
Bedford St Johns	2	5

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