



CROSSPARK 52
TELFORD WAY CAMBRIDGE ROAD BEDFORD MK42 0LH

www.crosspark52.co.uk

**RARE FREEHOLD
INDUSTRIAL WAREHOUSE
52,263 SQ FT (4,846 SQ M) GIA**



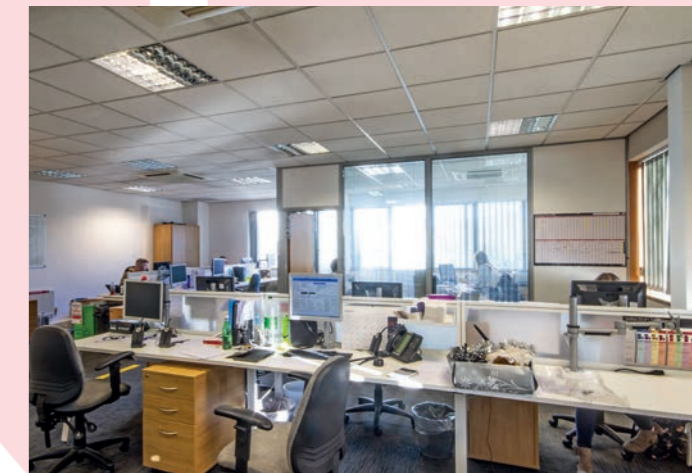
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DESCRIPTION

The property comprises a modern two bay distribution warehouse constructed in the early 90's.

The property provides the following specification

- Steel portal frame construction with profile steel cladding to elevations
- Minimum clear eaves height of 10.8 m rising to 11.8 m
- 7 dock level and 2 level access doors
- Steel clad roof with 10% rooflights
- Suspended heaters and a mix of sodium and LED lighting
- Secure loading yard with 35m yard depth
- Two storey office accommodation with carpet tiled flooring and Cat II lighting
- 78 on site car parking spaces





ACCOMMODATION

The property has been measured in accordance with the Code of Measuring Practice (6th Edition)

FLOOR AND USE	SQ M	SQ FT
Ground - Warehouse	4,260	45,855
Ground - Warehouse Offices	81	868
First - Warehouse Offices	81	868
Ground - Main Offices	217	2,336
First - Main Offices	217	2,336
Total Gross Internal area	4,846	52,263

SITE

The site extends to approximately 3.17 acres (1.28 hectares)

EPC

An EPC has been commissioned and can be made available upon request.

TENURE

The property is available on a freehold basis with full vacant possession.

RATEABLE VALUE

Rateable Value - £229,000 - Interested parties are advised to make their own enquiries with Bedford Borough Council.

VAT

VAT will be applicable at the prevailing rate.

FURTHER INFORMATION

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



24/7
ACCESS



10.8M EAVES
HEIGHT



7 DOCK LEVEL &
2 LEVEL ACCESS DOORS



35M YARD
DEPTH



FULLY FITTED
OFFICES



78 ON SITE
CAR PARKING



CLOSE TO
A421



LOCATION

The unit is located on the outskirts of Bedford in the county of Bedfordshire. The town is located approximately 17 miles to the east of Milton Keynes, 18 miles to the north of Luton, 21 miles east of Northampton and 24 miles west of Cambridge.

The property is located off Cardington Road which forms part of the Cambridge Road Industrial Estate on the outskirts of Bedford. Cardington Road links to the A1(M) to the North and M1 to the south.

Nearby occupiers on the estate include: F&P Wholesalers, Travis Perkins, Matthew Clarke, Whistl, SIG Distribution, Toolstation and DHL.



SAT NAV: MK42 0LH



BEDFORD	2.1 miles
MILTON KEYNES	18.8 miles
LUTON	32.0 miles
NORTHAMPTON	26.0 miles
CAMBRIDGE	28.0 miles



ST PANCRAS	66 minutes
MILTON KEYNES	58 minutes
LUTON AIRPORT	51 minutes
NOTTINGHAM	71 minutes
ST ALBANS	29 minutes



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IMPORTANT INFORMATION

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