

27,646 SQ FT WAREHOUSE / INDUSTRIAL UNIT

TO LET

10/11

ST MARTINS
CENTRE BEDFORD

ST MARTINS WAY / BEDFORD MK42 0LF

MODERN WAREHOUSE UNIT UNDERGOING REFURBISHMENT

10/11



Computer generated image showing adjoining 20,000 sq ft yard

KEY POINTS



6m clear internal height



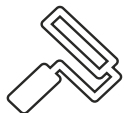
Warehouse lighting



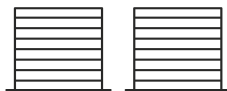
3 phase power supply



Low office content



Undergoing refurbishment
(specification available
on request)



20,000 sq ft
compound with 4 ground
level loading doors



Car parking
allocation

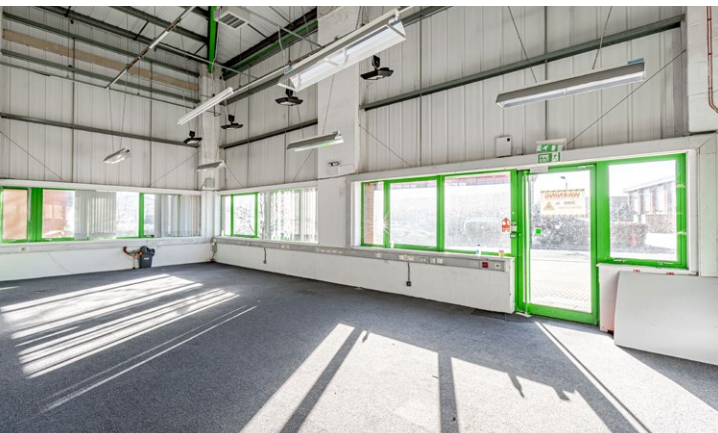


0.5 miles from
the A421 dual
carriageway



20,000 sq ft
secure compound

A secure 20,000 sq ft compound is being
created and will be accessed via two level
access doors on the eastern elevation.



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DESCRIPTION

The unit benefits from 6m clear internal height, rising to 7.6m at the apex. Internally the warehouse is lit and a small ground floor office of 800 sq ft has been formed in one corner. The landlord is undertaking a comprehensive refurbishment of the unit to include LED lighting throughout, the installation of new w/c facilities and the upgrading of the office area.

Externally the unit benefits from a generous parking allocation, a 6.5m deep covered loading bay with two level access doors and a 23.5m deep service apron (at the mid point). The Landlord is creating an additional secure compound of approximately 20,000 sq ft, with an additional level access door into the eastern elevation of the warehouse. Further details on the timing and specification of the refurbishment are available upon request.

ACCOMMODATION

The property has been measured on a Gross Internal Area basis:

GROUND FLOOR WAREHOUSE:

27,646 sq ft (2,568.40 sq m)

ST MARTINS CENTRE BEDFORD

ST MARTINS WAY / BEDFORD MK42 0LF

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← Bedford

Cardington Road A603

FUJIFILM

HOWDENS

St Martins Way

St Martins Way

whistl

Cambridge Road

Harrowden Road

Wallis Way

A600

A421

A421

↗ Cambridge

↗ A1 Black Cat Interchange
8 miles / 10 mins

↙ M1 J13
11 miles / 13 mins

TOOLSTATION

TP

LOCATION

St Martins Business Centre is accessed from Cambridge Road – one of the main commercial areas on the southern edge of Bedford, with excellent access to the A421 dual carriageway. The A421 links Bedford to M1 Junction 13 (11 miles) and the A1 (8 miles). At the A1, improvement works to Black Cat Roundabout are ongoing and due to complete in early 2027 – significantly improving access to Cambridge and the east.

Bedford is served by a fast train service to London St Pancras with a typical journey time of 43 minutes.

TERMS

The building is available on a new FRI lease, on terms to be agreed.

RENT

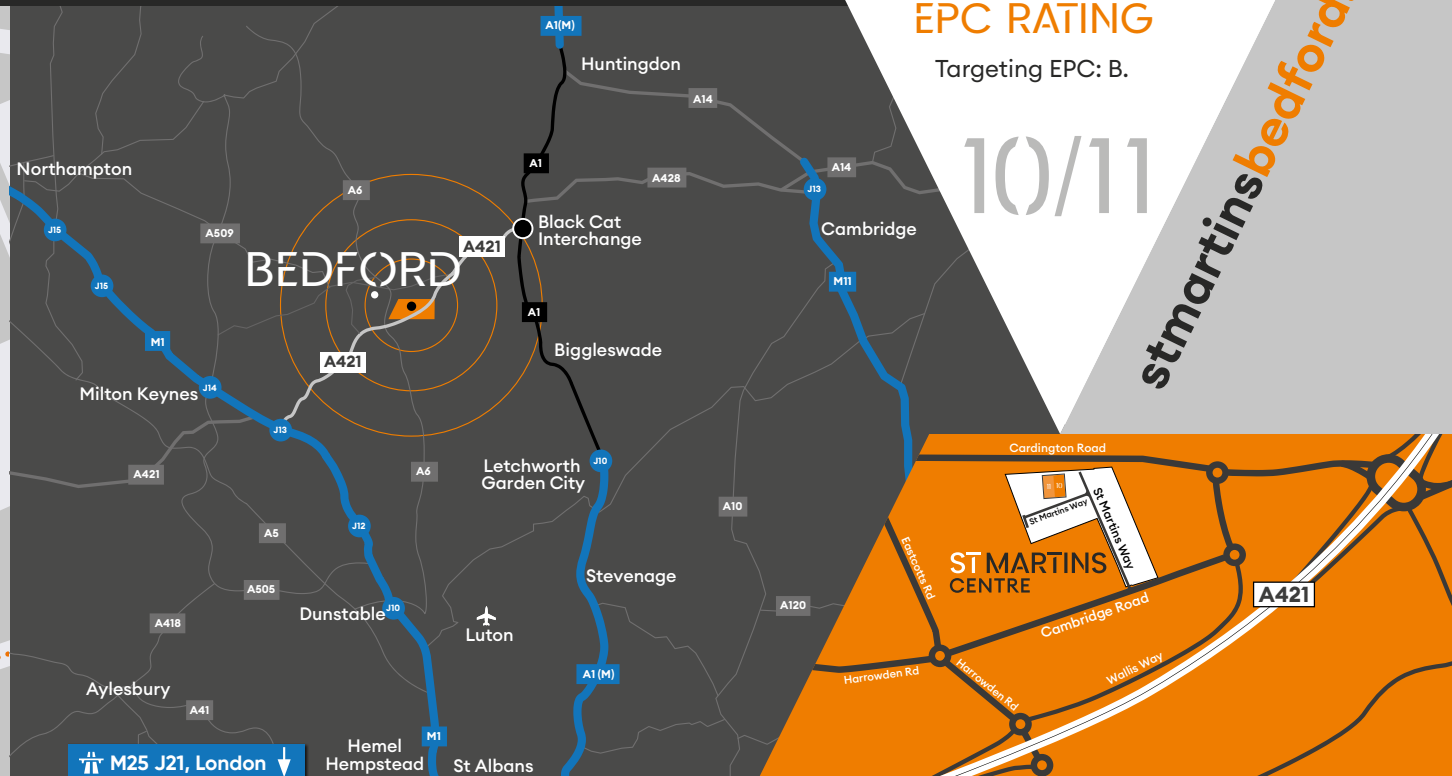
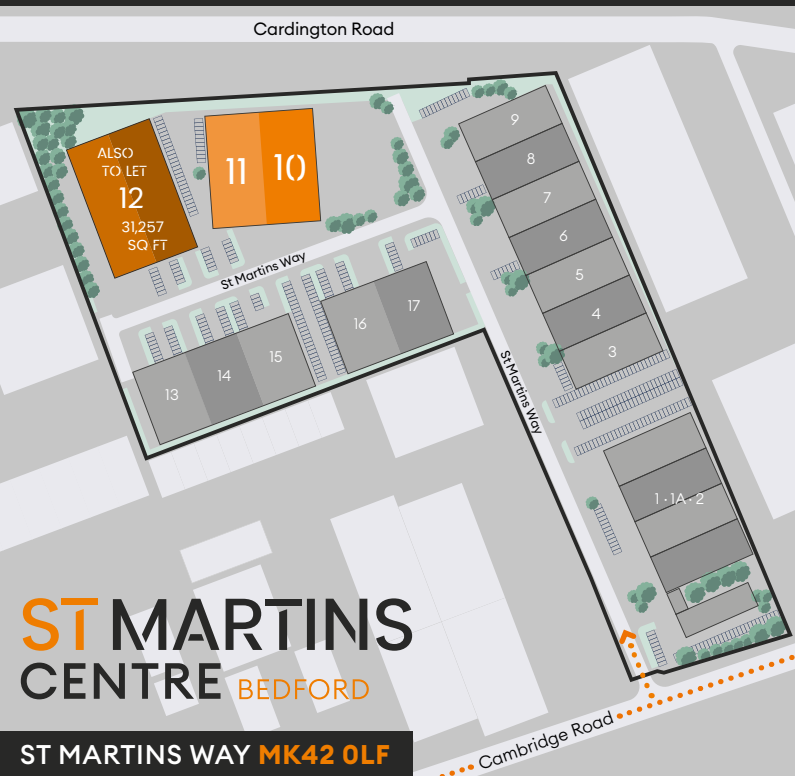
On application.

EPC RATING

Targeting EPC: B.

10/11

stmartinsbedford.co.uk



ST MARTINS
CENTRE BEDFORD

ST MARTINS WAY MK42 0LF



VIEWING & FURTHER INFORMATION

To arrange a viewing please contact the joint sole agents:



01189 680650

hollishockley.co.uk

NICK HARDIE
07732 473357
nick.hardie@hollishockley.co.uk

FREDDIE CHANDLER
07935 769627
freddie.chandler@hollishockley.co.uk



01234 639886

adroitrealestate.co.uk

DAN JACKSON
07841 684870
djackson@adroitrealestate.co.uk

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Designed by: Ovation Creative Ltd, +44 (0)7889 982136.