

Goodman

BEDFORD 97

96,863 sq ft industrial / distribution warehouse

Bedford Commercial Park | A421 | MK43 9JH

PRE-LET / PRE-SALE

YOUR NEXT MOVE

Whether you're looking to serve Greater London on a same-day basis or need a location with excellent UK-wide coverage, Bedford Commercial Park has got your business covered.

- Detailed planning consent, enabling speed of delivery
- Fast links to the M1 and A1
- 30 miles from Greater London
- 30.1 million people within a two-hour drivetime[1]
- Established commercial park, home to customers including Amazon, Expeditors and Comline Group


Indicative CGI

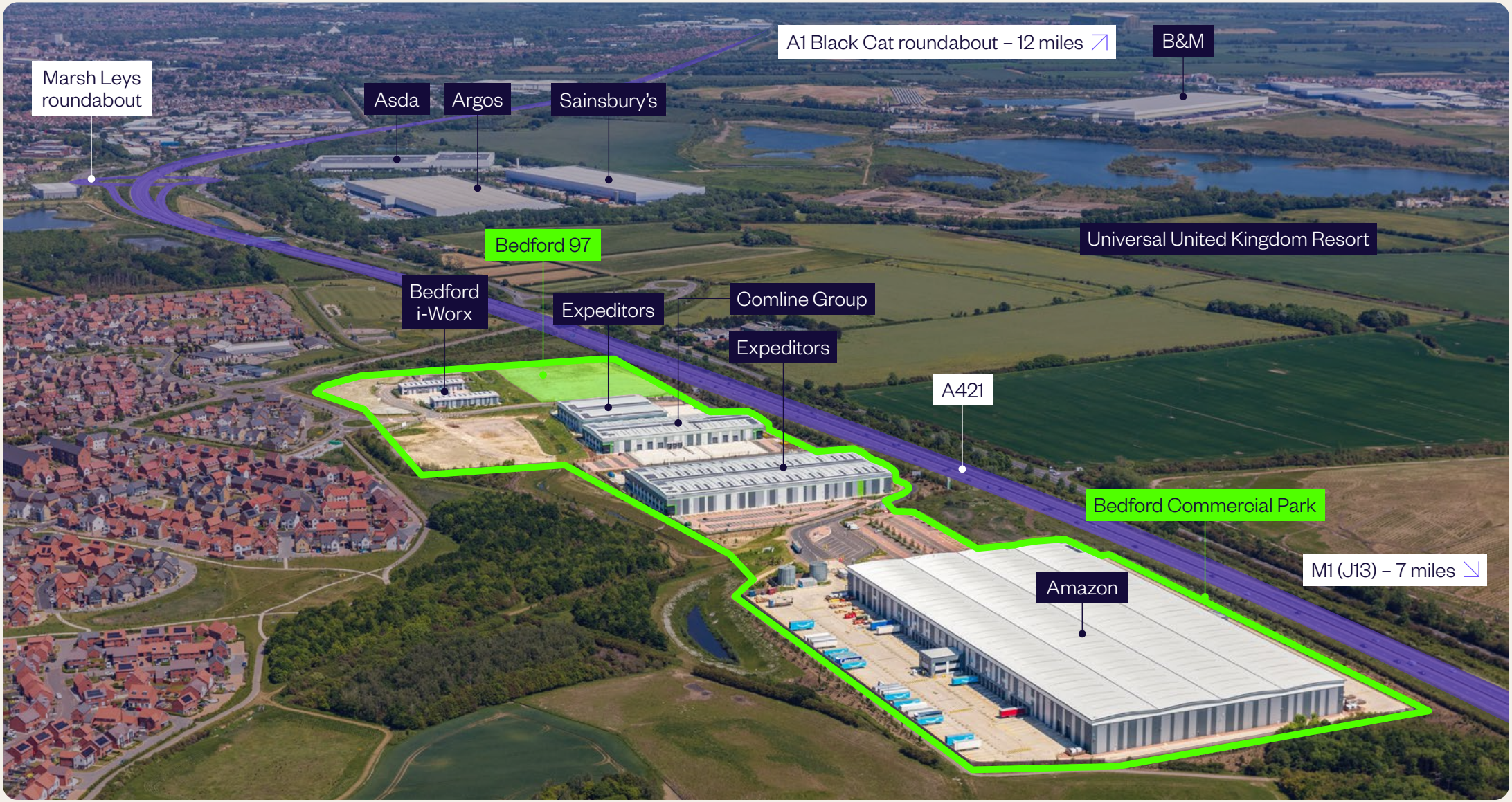




1. Source: Esri & Michael Bauer Research, 2026

GET NOTICED

Directly fronting the A421, Bedford Commercial Park's high-profile location offers excellent brand visibility to the 50,000 vehicles passing the park each day (DfT, 2026). Combine that with its strategic position between the M1 and A1, and you're conveniently placed for your customers and supply chain.



Indicative images







BEDFORD 97

96,863 SQ FT

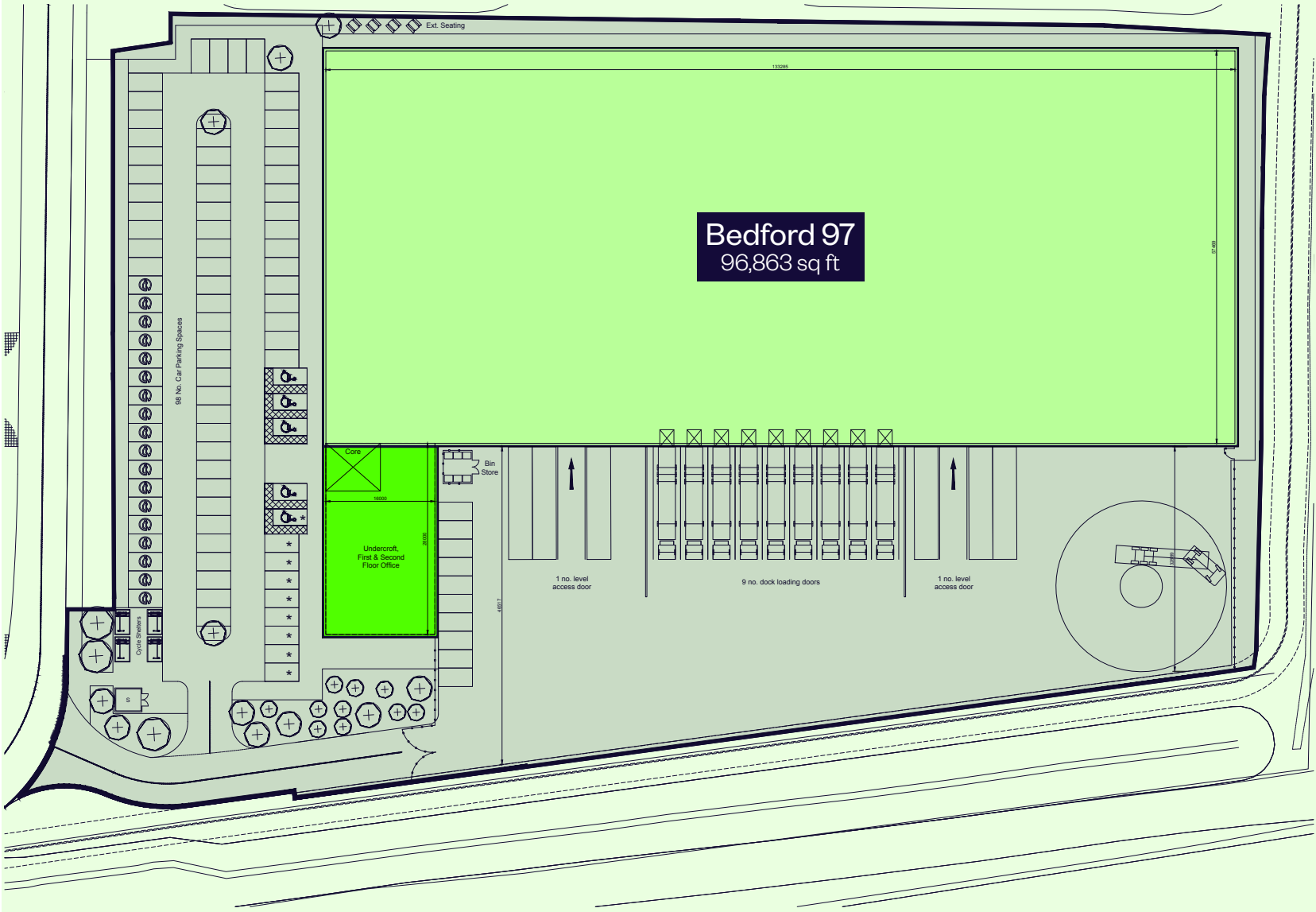
Our well-specified industrial and logistics properties are designed with flexibility in mind, helping to meet your business needs for years to come.

Bedford 97 will provide 96,863 sq ft of high-quality warehouse space, delivered to the following indicative specification:

- 15m clear internal height
- 47m yard depth (max)
- 9 dock loading doors
- 2 level access doors
- 6 HGV parking spaces
- 98 car parking spaces
- 60 cycle spaces
- ‘Chill store’ ready building envelope
- Grade A office space

SITE PLAN

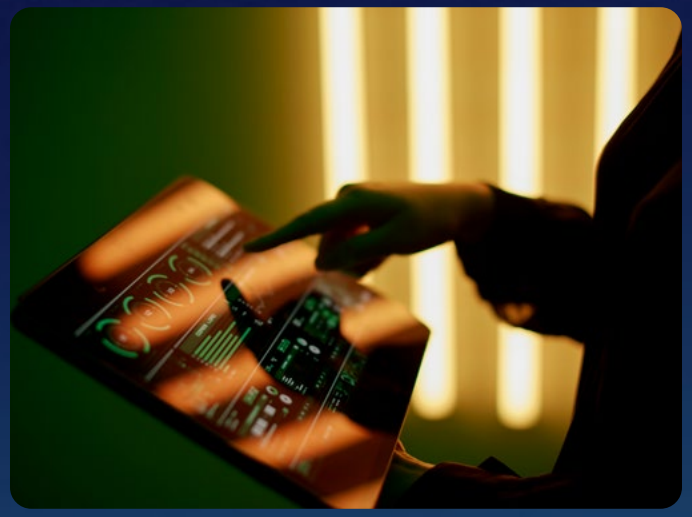
Bedford 97	sq ft	sq m
Warehouse and undercroft	86,638	8,049
Ground, first and second floor offices	10,225	950
Plant deck	527	49
TOTAL	96,863	8,999



Warehouse space

Office space







DESIGNED FOR THE FUTURE

Our properties are designed to be energy efficient, use lower-carbon materials and help reduce their long-term impact on the environment.

Sustainable design
Targeting a BREEAM 'Excellent' rating as a minimum

Energy-efficient
Designed to achieve an A+ EPC

On-site renewables
Full rooftops of solar PV to provide clean energy

Electric vehicle (EV) charging
Including infrastructure for future EV fleets

Sustainable landscaping
Ecologically diverse plants to maximise biodiversity

LED lighting
To reduce energy use and lower operating costs

Smart metering
Helping to monitor and reduce energy and water use

OPPORTUNITY FOR GROWTH

Already an established centre for logistics and distribution, Bedford's location at the heart of the Oxford-Cambridge Arc is supporting innovation and the growth of a more diverse economy.

With global brands such as Fujifilm, Unilever and 3M basing their businesses in the borough, the area is attractive for a range of sectors, including advanced manufacturing, engineering, green technology and food and drink production.

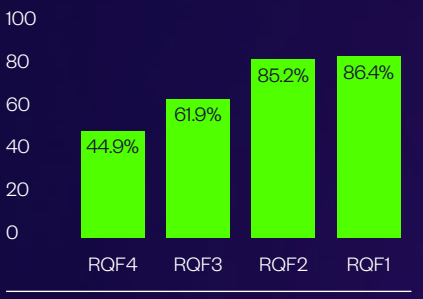
The approved Universal United Kingdom Resort is one of the most anticipated developments in the local area and will include a flagship theme park, a 500 bed hotel, an entertainment district and dedicated train station. The park will bring in an estimated £50bn to the UK economy, along with thousands of jobs for the local community.

185,800
total population

£768
gross weekly pay
(mean by workplace)

106,400
working age population

QUALIFICATIONS



Source: Nomis, 2025





WELL-CONNECTED



Located alongside the A421, Bedford Commercial Park is just one mile from the Marsh Leys junction and three miles from the Marston Moretaine junction, accessed via Bedford Road.

A421	1 mile
Bedford town centre	4 miles
M1 (J13)	7 miles
A1 (Black Cat roundabout)	12 miles
Greater London	30 miles

London Gateway	76 miles
Felixstowe	100 miles
Southampton	115 miles

London Luton	23 miles
London Stansted	52 miles
London Heathrow	55 miles

ACCESSIBILITY MATTERS



Bus

Bedford Commerical Park benefits from excellent local connectivity, with bus services linking the site to Milton Keynes, Bedford town centre and Cranfield.

Rail

Two railway stations are within close proximity (Kempston Hardwick and Stewartby), both providing direct access to Bedford and Bletchley. Nearby Bedford train station provides fast access to London with a fastest journey time of 35 minutes.

Cycle

The area also has an excellent cycle network, combined with new cycle ways in and around the park connecting with Route 51 of the National Cycle Network.

CONTACT US

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A development with
Bedford Borough Council

BEDFORD BOROUGH COUNCIL

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