

OPTIMA HOUSE

GOLDINGTON ROAD, BEDFORD, MK41 0GX

NEW WAREHOUSE DISTRIBUTION BUILDING
AVAILABLE FOR LEASE OR PURCHASE
60,000 SQ FT WITH SECURE STORAGE YARD


FRONTIER
A DYNAMIC FORCE IN UK PROPERTY



OPTIMA HOUSE LOCATION

ROAD

	Miles	Minutes
Milton Keynes	18	28
Northampton	21	38
London	60	87
Birmingham	74	90
A1	6	8
M1	15	16
A14	17	20
M11	24	33

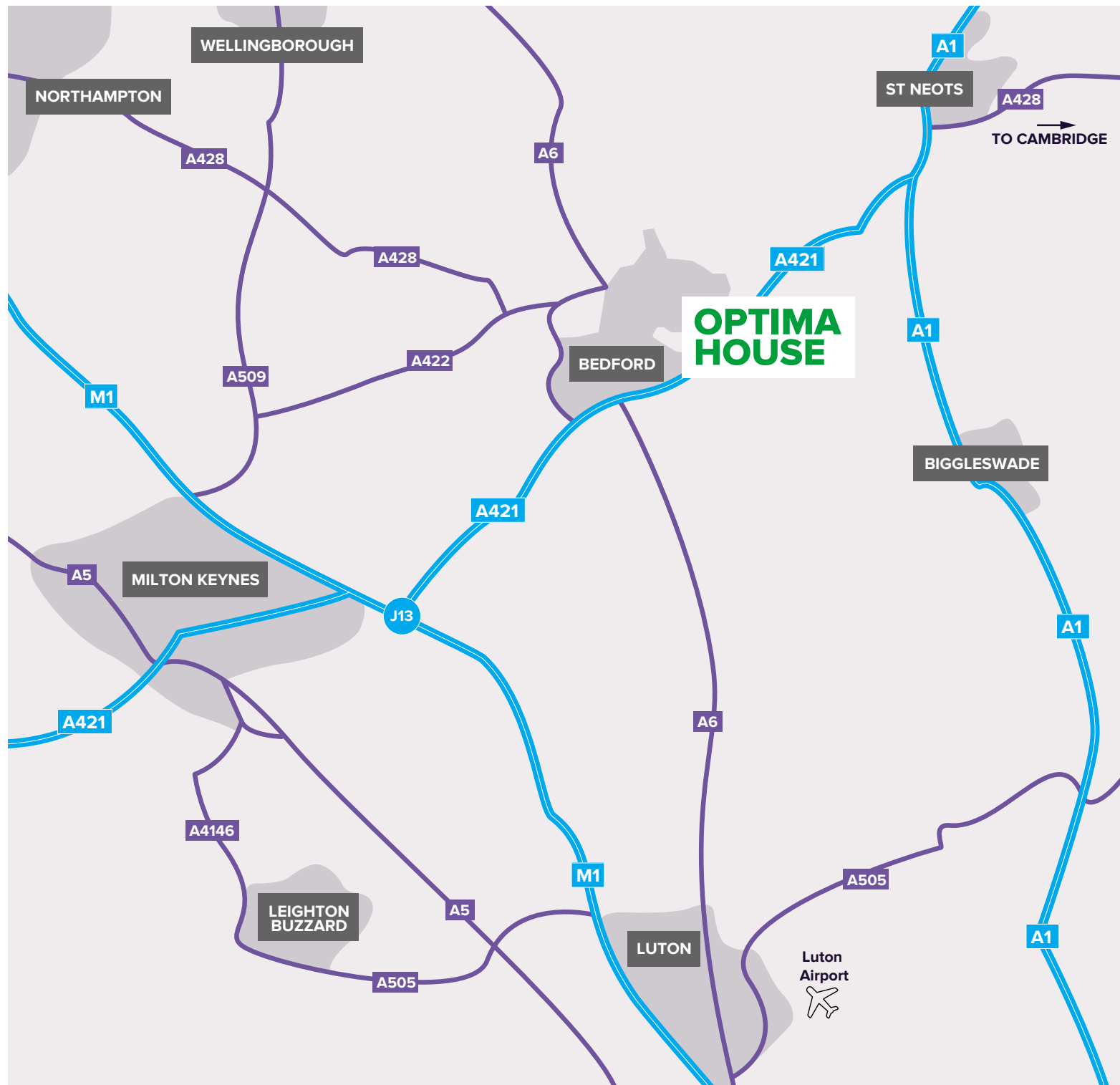
RAIL

	Miles	Minutes
Bedford Train Station	4	13
London St Pancras	21	39

PORTS

	Miles	Minutes
London Gateway	86	1hr 35
Felixstowe	95	1hr 45
Southampton	123	2hr 27

*Approximate times and distances





OPTIMA HOUSE

OPTIMA HOUSE ACCESS

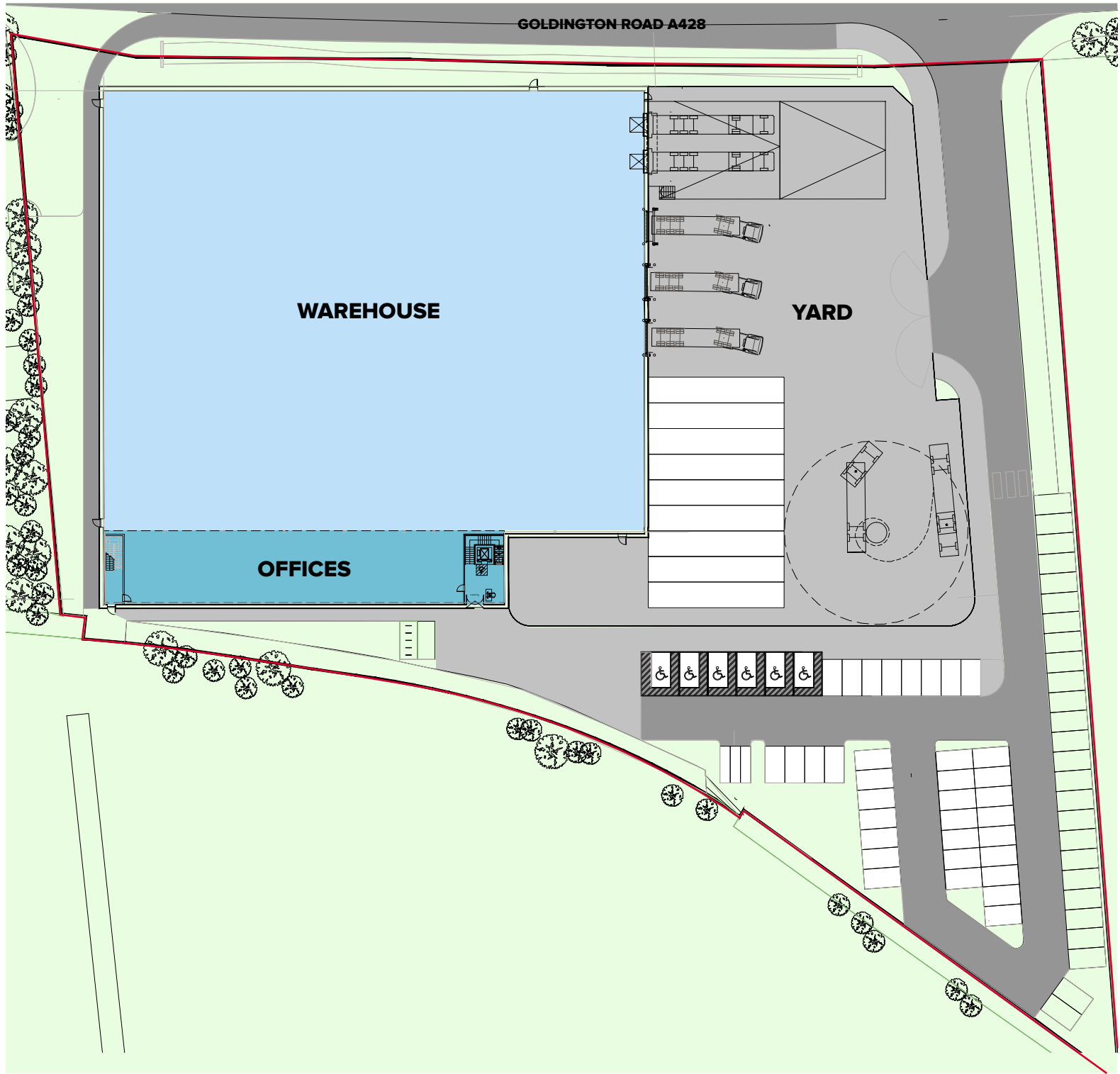
Bedford sits close to several major commercial centres, including Milton Keynes (18 miles south-west), Northampton (23 miles north-west), and Cambridge (28 miles east).

The site occupies a prominent position on Goldington Road (A4280), a key east–west arterial route that provides direct access into Bedford town centre. It is situated less than 2 km west of the A421, a major corridor linking Cambridge and Oxford via Milton Keynes and Bedford. The location also benefits from excellent road links, positioned conveniently between the A1/A1(M) and Junction 13 of the M1, approximately 8 and 16 minutes away respectively, ensuring easy access to major distribution networks.

Bedford enjoys strong rail and air connections as well, with train services to London St Pancras taking around 40 minutes, and London Luton Airport situated about 20 miles to the south, accessible via the A6 and rail.



OPTIMA HOUSE



OPTIMA HOUSE

UNIT	SQ FT	SQ M
Warehouse	54,000	5,017
Offices	6,000	557
TOTAL	60,000	5,574

- WAREHOUSE SPACE
- OFFICE SPACE

OPTIMA HOUSE SPECIFICATION



LOADING

14 HGV parking spaces
30m depth



OFFICE

Category A fit out
10% provision



HEIGHT

13.5m clear internal
eaves height



POWER

3MVA allocation



ESG

Photovoltaic panels
over roofs



BREEAM

Target rating
Excellent



PARKING

74 on-site car parking
spaces



CHARGING

Electric vehicle
charging point

OPTIMA HOUSE





OPTIMA HOUSE

GOLDINGTON ROAD, BEDFORD, MK41 0GX

AVAILABLE FOR LEASE OR PURCHASE

60,000 SQ FT WITH SECURE STORAGE YARD

For more information please contact the agents:



Patrick Mooney
07920 451 369

Franco Capella
07834 197 403



Eamon Kennedy
07887 835 815

Paul Quy
07917 268 653

Disclaimer: The accuracy of any description, dimensions, references to condition, necessary permissions, for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact and must satisfy themselves as to their accuracy. Neither the letting agent nor their clients nor any of their employees or representatives has any authority to make or give representation or warranty or enter into any contract whatever in relation to the property. June 2026



frontier-estates.com/industrial