

Woburn Road Industrial Estate

Wolseley Road | Kempston
Bedford | MK42 7XT

82,776 sq.ft

7,689.89 sq.m

Warehouse / Industrial Unit

FOR SALE





Large production/warehouse
incorporating extensive
crane facilities



Separate production/
warehouse building



6 level loading
doors



Extensive incoming power
fused at 1,000A

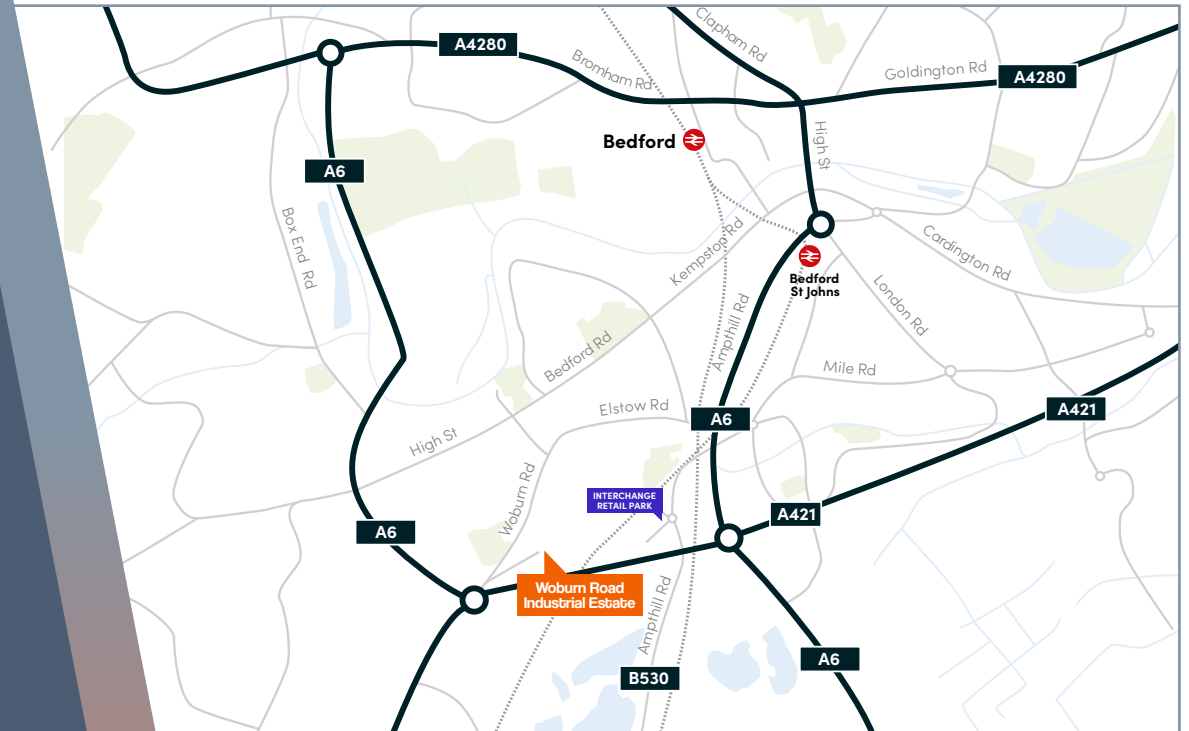
Location

The property is prominently situated on Wolseley Road within the Woburn Road Industrial Estate to the south of Bedford. The Woburn Road Industrial Estate is one of the main estates in the area and benefits from excellent access to the A421 linking the M1 at Junction 13 to the A1 at the Black Cat Roundabout. At the A1, improvement works to the Black Cat Roundabout are ongoing which will significantly improve access to Cambridge and the east.

The estate is positioned adjacent to the proposed Universal Studios UK theme park and resort complex which is expected to open in spring 2031. Planning permission for the theme park has been granted with early groundwork and construction preparations underway. The park is projected to generate nearly £50 billion in economic benefit for the UK, creating 20,000 jobs during construction and 8,000 operation jobs in the future.

Bedford Thameslink Railway Station is approximately 3 miles away and is served by a fast train service to London St Pancras with typical journey times of approximately 40 minutes.

London Luton Airport is situated approximately 20 miles to the south, accessible by road via the A6 and frequent trains from Bedford Station.



28,000 jobs

expected to be created by the
Universal Studios development



40 mins

to London St Pancras from
Bedford Thameslink



Destinations

Bedford St Johns Railway Station	2.6 miles
Bedford Railway Station	3 miles
Bedford Town Centre	3.4 miles
Milton Keynes	16 miles



Travel distances by road

A421 junction with A6	0.5 miles
M1 J13 via A421	7.7 miles
A1 Sandy via A603	10 miles
A1 Black Cat Roundabout	11.5 miles



Rail from Bedford Midland Station

Luton	13 minutes
Luton Airport Parkway	17 minutes
London St Pancras	38 minutes

Source National Rail Enquiries



Airports

London Luton	21 miles
London Heathrow	55 miles
Birmingham International	68 miles

Description

- ➔ Manufacturing plant with extensive craneage and power.
- ➔ High quality recently refurbished office accommodation and additional storage mezzanine.
- ➔ Large plot extending to approx 3.62 acres, providing yard and loading areas plus parking.
- ➔ Additional and separate production building within the site.
- ➔ Solar power and EV charging.



	SQ M	SQ FT
Main Building Warehouse	4,221	45,436
Main Building Office	1,614.88	17,383
Main Building Mezzanine	271.92	2,927
Ancillary Building	1,582.09	17,030
Total	7,689.89	82,776

The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition.



Terms

The freehold interest is available at a quoting price of £10,000,000. VAT is payable on the purchase price.

EPC

Front building: C (72)

Rear building: C (70)

Business Rates

The rateable value is £497,500. For the rates payable please contact the charging authority or voa.gov.uk

Contact



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