

Bedford Business Park

Goodman+



Roadside plots
for sale

Prime retail, leisure and
trade opportunities

NURSERY+

HOTEL

PUB

DRIVE THROUGH COFFEE

RESTAURANT

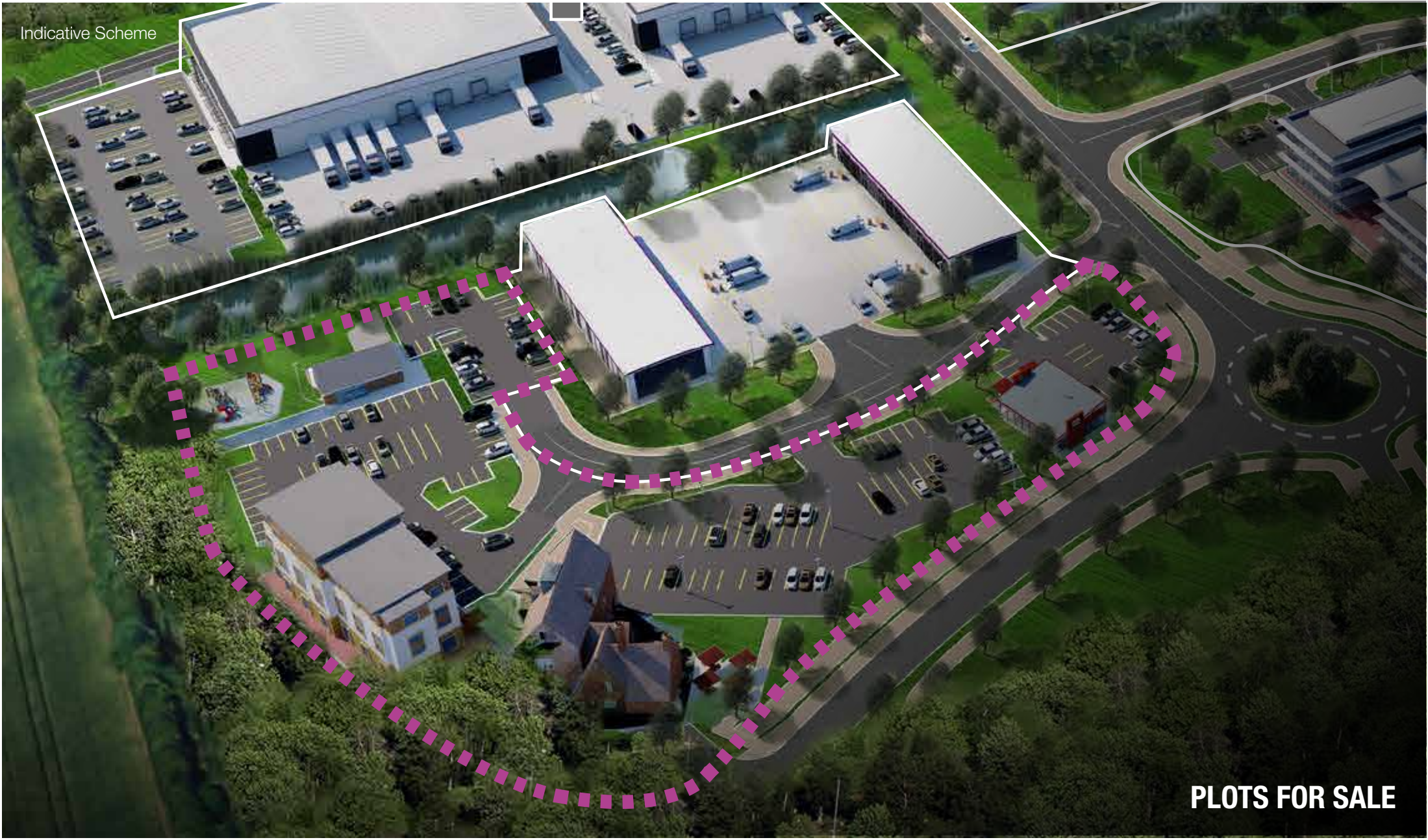
RETAIL

LEISURE

GYM

**ROADSIDE
PLOT 1**

Indicative Scheme



PLOTS FOR SALE

A new Commercial Park on the A421 in Bedford with prominent roadside plots for retail, leisure and trade opportunities.

Opportunity

Highly visible site, providing a nursery and opportunities from 0.5 acres for such uses as a hotel, coffee drive through, leisure, community uses, convenience store, gym and retail.



Bedford Commercial Park

Bedford, Bedfordshire

Bedford Commercial Park is located alongside the A421, 1 mile from the Marsh Leys Junction and 3 miles from the Marston Moretain Junction accessed via Bedford Road (the old A421). This strategic location is 7 miles (10 minutes) east of M1 J13 and 12 miles west of the A1 Black Cat Roundabout.

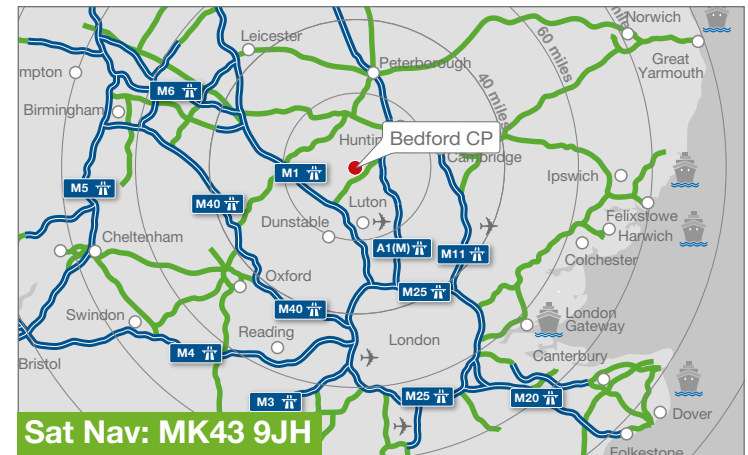
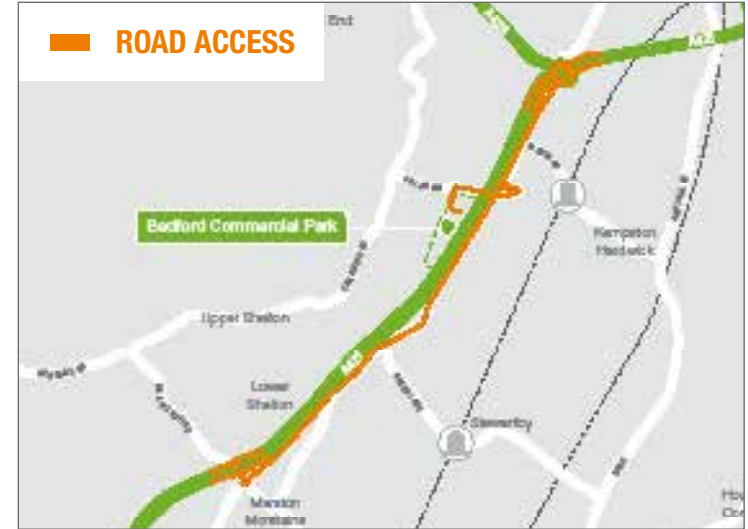
Road	Miles
A421	1
Bedford	4
Milton Keynes - M1 J13	7
A1	12
Luton - M1 J11a	16
Northampton - M1 J15	24
Peterborough - A1M J17	37
London - M1 J1	45
Birmingham - M6/M42	68
Leeds - M1/M62	149
Manchester/Liverpool - M6/M56	149

Ports & Airport	Miles
London Gateway	81
Felixstowe	100
Southampton	118
Dover	138
Heathrow	55
Stansted	58

Source: maps.google.co.uk

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These particulars are believed to be correct at publication date (January 2018), but their accuracy is in no way guaranteed neither do they form part of any contract. All areas, distances and travel times are approximate.



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TBC

A development with



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