

Bedford 405

Bedford Commercial Park

Goodman

405,000+ sq ft
cross docked distribution
or industrial space

2018 speculative
development

B1c, B2 & B8

BEDFORD 405
PLOT 6



Indicative Scheme



TO LET

SCHEME - PLOT 6 - 405,000+ SQ FT CROSS DOCKED



Specification+

Gross internal area:

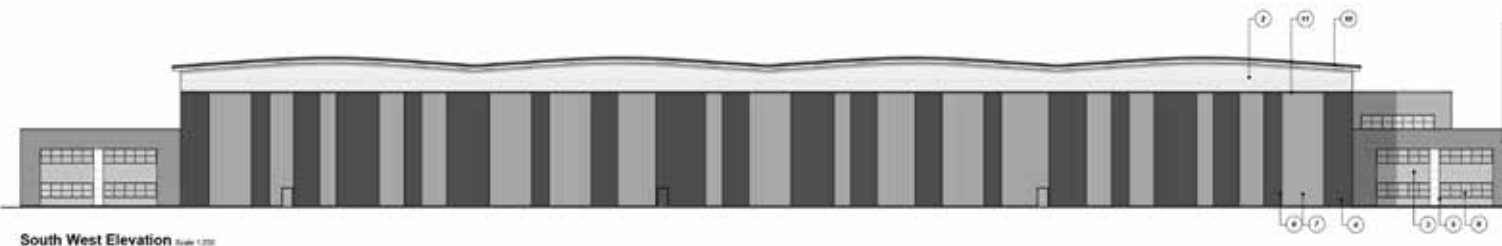
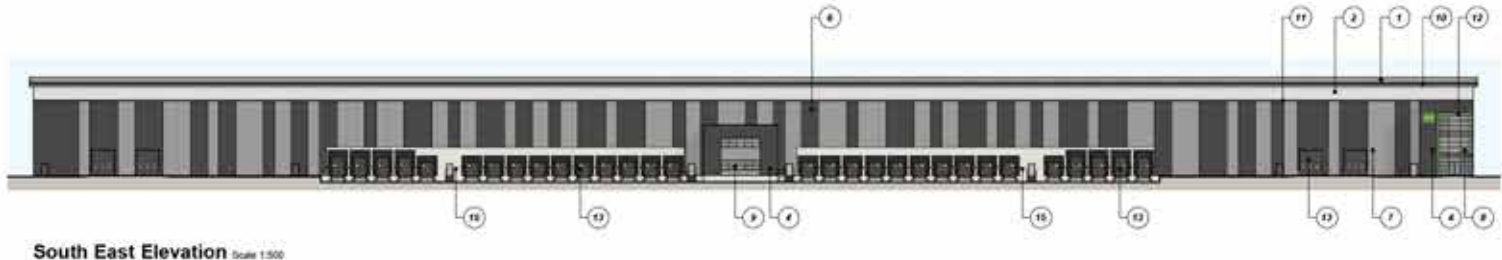
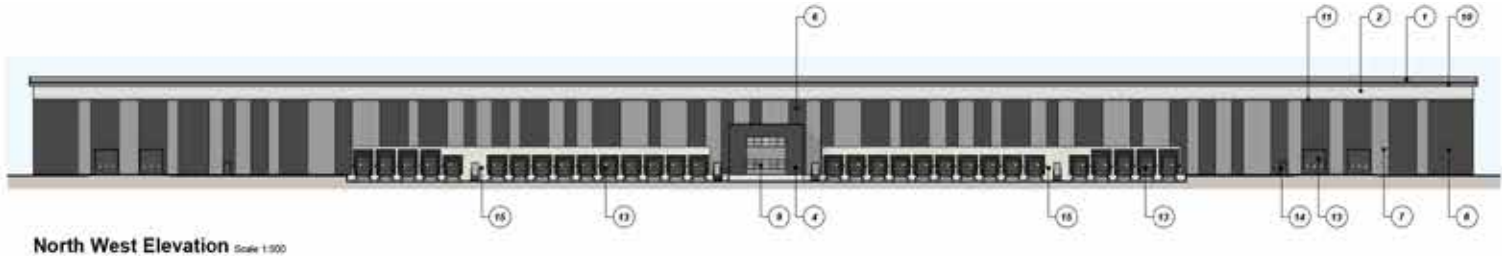
Warehouse	376,500 sq ft
Two storey office	18,500 sq ft
Two storey pod office A	5,000 sq ft
Two storey pod office B	5,000 sq ft
Gatehouse	312 sq ft
Total	405,200 sq ft

- + 55m and 35m yards
- + 360 degree circulation
- + 15m clear height
- + 60 loading dock doors
- + 8 level access doors
- + 403 car parking spaces (inc. 20 accessible and provision for 6 electric car charging points)
- + 100 cycle parking spaces (inc. 20 double decked)
- + 173 HGV parking spaces including loading bays
- + 3.4MVA electricity supply

PREVIOUS GOODMAN DEVELOPMENTS



ELEVATIONS - PLOT 6 - 405,000+ SQ FT CROSS DOCKED



Goodman+

Goodman has a first class track record in delivering industrial, logistics and warehouse solutions for its customers. Some of our recent developments include:



A 32.5 acre, 330,000 sq ft state of the art DPD parcel delivery hub at Hinckley Commercial Park

“ The experience with Goodman working on the Hub 4 project at Hinckley Commercial Park was exceptional. This is the largest parcel distribution facility in Europe and the bespoke nature of the building presented many challenges. The development was delivered on time and on budget and we subsequently engaged with them to develop our international gateway facility on the adjacent site adjacent. I'm sure in the future if any further land is available, or if there are any projects in the vicinity they can help us with, we will be only too delighted to work with Goodman again.

Mark Wilkes, Property Director, DPD



” 632,000 sq ft at Derby Commercial Park for Kuehne + Nagel Drinkflow Logistics and Heineken

“ LaSalle Investment Management embarked on a joint venture with Goodman in 2014, acquiring over nine acres of land from the Homes and Communities Agency (HCA) at Lyons Park in Coventry to develop five industrial units. We were confident in Goodman's ability to deliver this project and have been impressed by their professionalism and attention to detail. Working collaboratively from the start, we developed a strong relationship with them and we hope to undertake more schemes with them in the future.

Edd Fitch, LaSalle Investment Management



A five unit industrial/warehouse scheme 32,000 to 83,811 sq ft at Lyons Park



A 467,891 sq ft (43,484m²) regional distribution centre (RDC) at Andover Business Park pre-let to The Co-operative Group

“ We have been delighted with Goodman's ability to deliver both the 470,000 sq ft building and a major infrastructure scheme on schedule. Their team was able to agree the details of this complex project swiftly and work in partnership with us to secure a successful project.

Mark Leonard, Head of Logistics (South), Co-operative Food Supply Chain

”



Sustainability+

Goodman is committed to creating sustainable developments which balance environmental impacts with social and economic benefits. All new Goodman buildings are designed to be sustainable, energy efficient

and strive to reduce carbon emissions, leading to energy, cost and maintenance savings over the entire life of the building. In becoming a member of the UK Green Building Council, Goodman is committed

to supporting the council in its mission “to dramatically improve the sustainability of the built environment by radically transforming the way it is planned, designed, constructed, maintained and operated.”



BREEAM
Very
Good



A
rated
EPC



Sustainability initiatives+

The following initiatives will be incorporated in the building brief:

- + A rated EPC
- + BREEAM Very Good
- + Carbon Neutral cladding envelope
- + Highly insulated building
- + Increased energy metering
- + Photovoltaic roof mounted arrays
- + Solar thermal hot water
- + 12% roof lights
- + Air tightness far in excess of current Building Regulations
- + LED dock lighting

External

- + Cycle store
- + Six electric car charging points
- + LED lighting

Offices

- + Energy efficient lift
- + Carpet tiles made from recycled materials
- + Ceiling tiles with high percentage of recycled content
- + Rainwater harvesting for grey water toilet flushing
- + Water saving taps
- + Dual flush wc's
- + Waterless urinals
- + Shower facility for cyclists
- + LED lighting to the office
- + Water leak detection system
- + Control panels and timeclocks for M&E plant
- + Daylight saving control to office area

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

This document has been prepared by Goodman Logistics Developments (UK) Limited (registered in England with company number 3921188) ("Goodman") for general information purposes only. Whilst every care has been taken in relation to its accuracy, no warranty of accuracy is given or implied. Images used in this document have been included for the purposes of enabling you to visualise the development concepts. Further, you should obtain your own independent advice before making any decisions about any of the properties referred to in this document.

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.

