



**BEDFORD
LINK** LOGISTICS
PARK

bedfordlinklogisticspark.com

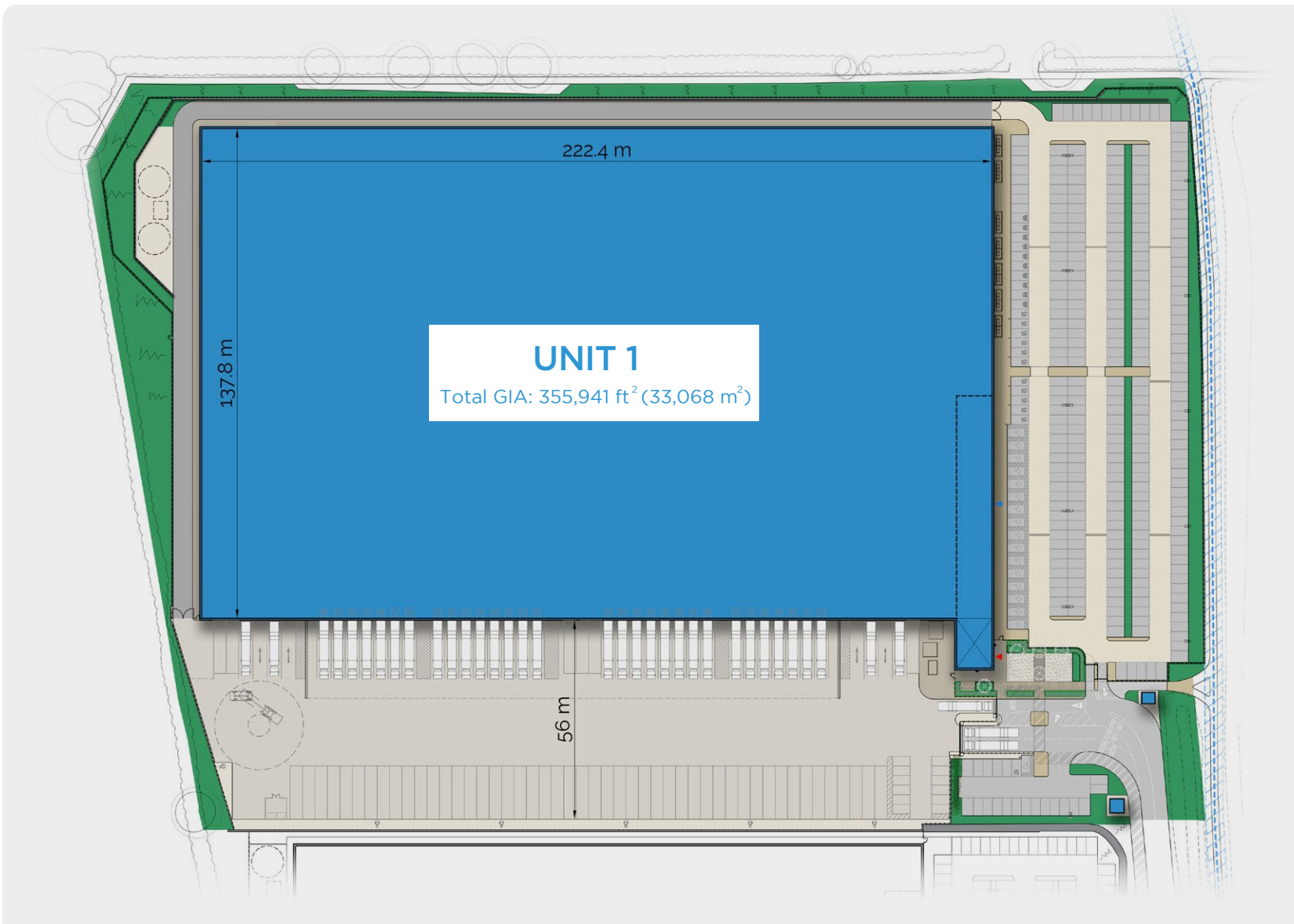


UNIT 1 - 355,941 sq ft (33,068 sq m)
COMPLETION Q3 2021

LONDONMETRIC
PROPERTY PLC

GRAFTONGATE





ACCOMMODATION

UNIT 1

Warehouse	329,980 sq ft
GF Office	2,077 sq ft
1st & 2nd Floor Office	16,899 sq ft
Mezzanine	6,985 sq ft
TOTAL	355,941 sq ft



Clear internal
height: 16m



55m yard
depth



26 dock
loading doors
+ 4 euro docks



4 level
access
doors



54 HGV
parking
spaces



346 staff
parking
spaces



50kN/m²
floor loading



10%
roof lights



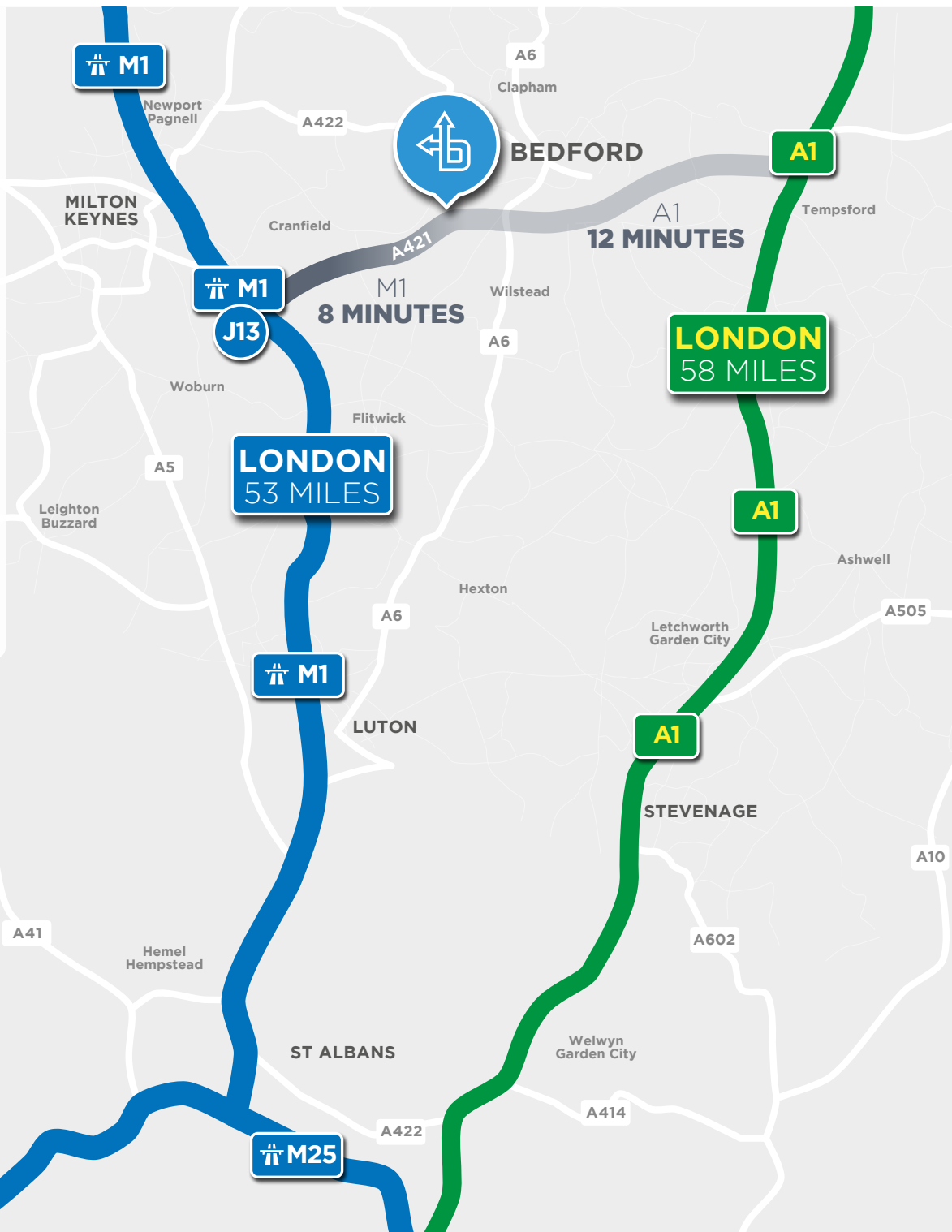
Fibre optic
broadband



AN
ESTABLISHED
LOGISTICS
LOCATION



Aylesbury



A STRATEGIC LOCATION



MOTORWAY DRIVE TIMES

M1 (J13) to Bedford Link	7 miles	8 mins
A1 to Bedford Link	11 miles	12 mins
M25	32 miles	30 mins
M11	37 miles	40 mins



HGV DRIVE TIMES

C. London (via M1)	53 miles	1hr 14m
C. London (via A1)	58 miles	1hr 21m
Birmingham	80 miles	1hr 30m
Leeds	151 miles	2hr 35m
Bristol	153 miles	2hr 39m
Manchester	161 miles	3hr 0m



PORTS

London Gateway	79 miles	1hr 54m
Felixstowe	102 miles	1hr 50m
Southampton	114 miles	1hr 55m
Portsmouth	117 miles	2hr 10m
Immingham	137 miles	2hr 29m
Dover	140 miles	2hr 29m

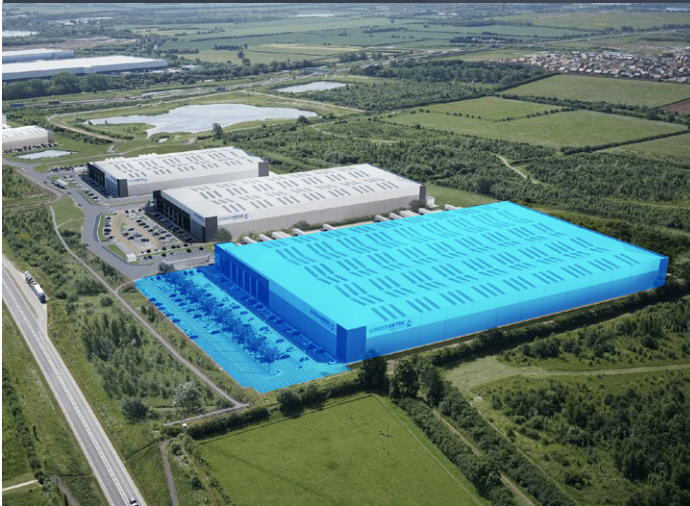
SUSTAINABILITY

Recognising the need to minimise Operational carbon emissions, we prioritise the reduction of carbon emissions and the improvement in wellbeing over other measures. We follow the philosophy of creating intrinsically low energy demand buildings and then providing for increasing levels of Zero Carbon energy to be generated.

LOW ENERGY DEMAND

The building has been designed in accordance with the principles of low energy demand.

- High performance thermal envelope and glazing
- Low air permeability to reduce heat loss
- Roof light design optimised to balance natural heat loss with light levels
- Air source pumps utilised for heating & cooling office space
- Roof built to support photovoltaic (PV) panels
- Electric car charging points
- BREEAM 'Excellent'



WELLNESS

The importance of occupiers wellbeing is recognised and once complete the building will be "Well" accredited. The following features and measures have been incorporated into the park and building design.



Bicycle Storage

Bedford Link is adjacent to Sustrans Cycle route "51" linking to Milton Keynes and beyond



Enhanced Daylight

levels with glare control



Environmental systems

controlled locally



Noise Levels

managed by good design



External areas

provide access to nature/ walking areas around adjacent park



Well managed

and maintained common areas of development



BEDFORD LINK LOGISTICS PARK

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