

TO LET - INDUSTRIAL

UNIT 1B, PROGRESS PARK

Progress Way, Bedford, MK42 9XE



Key Highlights

- 151,040 sq ft
- 80 car parking spaces
- Narrow and wide aisle racking with in-rack sprinklers
- Two cold stores, fully racked with in-rack sprinklers (c.4,070 pallet spaces)
- 13m clear internal height
- 13 dock level and 3 level access doors
- Warehouse HVAC system for heating and cooling

SAVILLS South East
33 Margaret Street
London W1G 0JD
+44 (0)20 7499 8644
savills.co.uk



Description

Constructed in 2002, the unit comprises a detached, well specified, high bay, fully fitted, temperature controlled warehouse with 15m clear internal height, dock and level loading, good quality three storey air-conditioned offices, 80 car spaces and 360 degree circulation on a secure, self contained site.

Previously used for the storage and distribution of healthcare and pharma products the unit benefits a combination of wide and narrow aisle racking with in-rack sprinklers (circa 18,700 pallet spaces), a HVAC system for heating and cooling within a range of 15-25 degrees and two cold stores with an air lock, fully racked with in rack sprinklers (circa 4,070 pallet spaces), designed to operate between 2-8 degrees.

The unit is undergoing a programme of refurbishment works prior to occupation . As part of those refurbishment works a new Solar PV system will be installed on the roof capable of generating up to 595,430 kWh per annum, for which the occupier will be expected to enter a power purchase agreement.

Location

Progress Park is well located just south of Bedford town centre and occupies a high profile, elevated position alongside the A421 dual carriageway, overlooking the roundabout with the A6, midway between the M1 (junction 13) and the A1 (Black cat roundabout).

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	132,735	12,331.49	Available
Ground - Offices	3,361	312.25	Available
1st - Offices	3,361	312.25	Available
2nd - Offices	3,361	312.25	Available
1st - Mezzanine	4,111	381.92	Available
2nd - Mezzanine	4,111	381.92	Available
Total	151,040	14,032.08	

Business Rates

The unit is currently assessed as a single hereditament with Unit 1A and has a combined rateable value of £1,950,000 within the [2023 valuation list](#)

Contact

John Madocks Wright

07807999635

jmwright@savills.com

Oliver Hughes

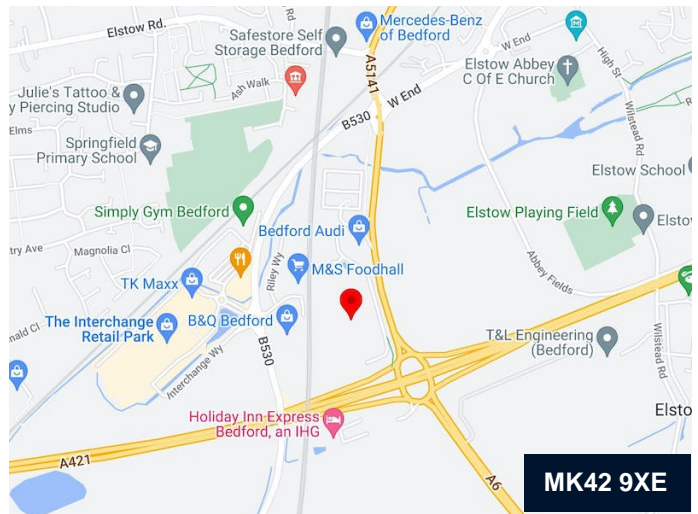
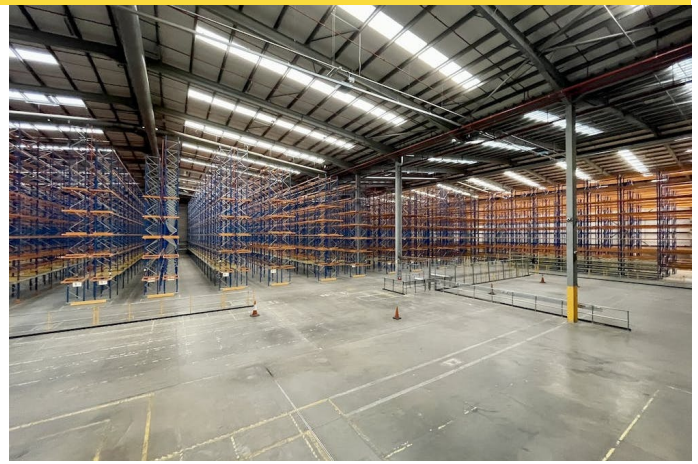
+44 (0) 7815 032 104

oliver.j.hughes@savills.com

Lloyd Spencer (Adroit Real Estate Advisors)

01582 320009

07768 480937



IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated by AgentsInsight / Generated on 24/01/2024

savills