



AVAILABLE  
NOW

TO LET 136,113 SQ FT

# CAPACITY 136

Wallis Way | Bedford | MK42 OPE

 [capacity136bedford.co.uk](http://capacity136bedford.co.uk)

## BEDFORD

# BUILT FOR ACCESS - DESIGNED FOR EFFICIENCY



**78 Car Parking Spaces**



**22 HGV Parking Spaces**



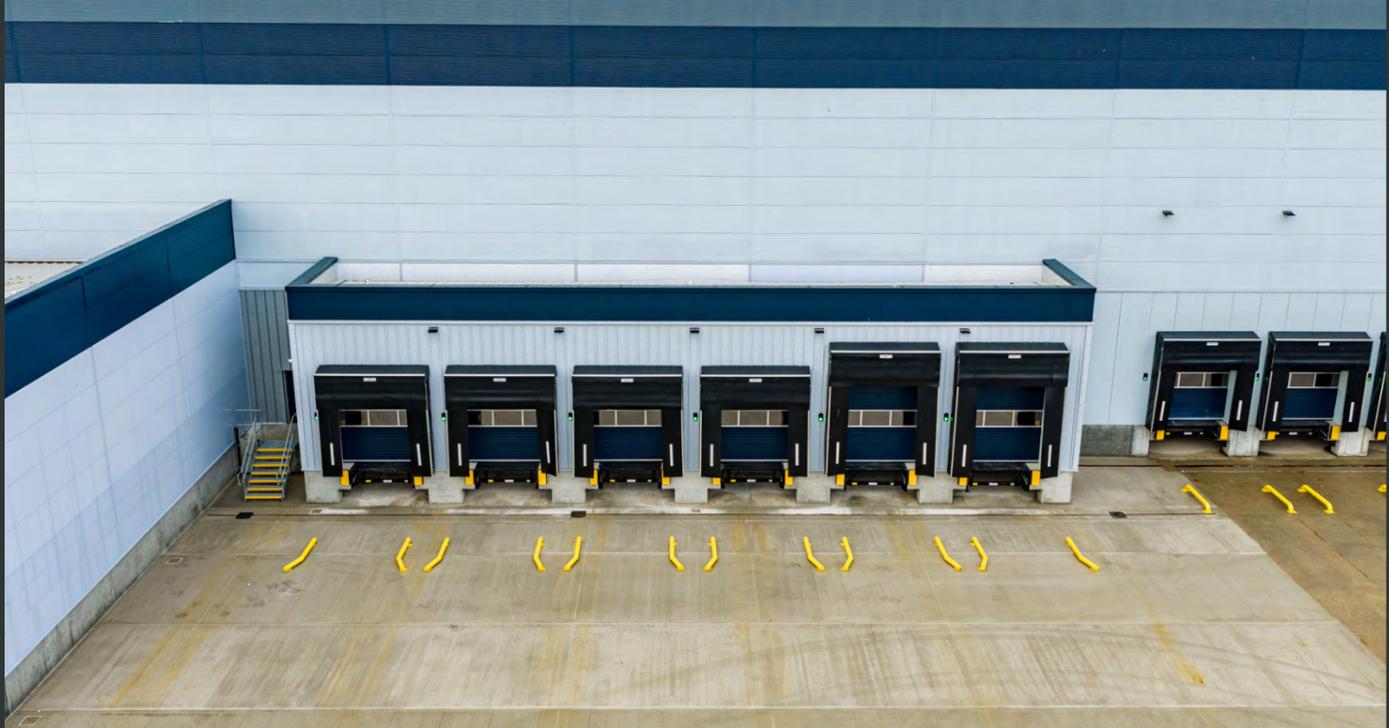
**11 Dock & 5 Level Access Doors**



**Large Loading Canopy**



**45m Yard Depth**



# SPACE THAT PERFORMS



12M CLEAR INTERNAL HEIGHT

147.6M

77.2M

...THE CAPACITY TO CATER FOR YOUR WAREHOUSING & DISTRIBUTION NEEDS...



**Sprinkler Ready**



**860 kVA Power Supply**



**50 kN/m<sup>2</sup> Floor Loading**



**23,296 Pallet Positions (VNA)**



**16,646 Pallet Positions (wide aisle)**

# CONTEMPORARY OFFICES



**Raised  
Floors**



**Air  
Conditioning**



**LED  
Lighting**



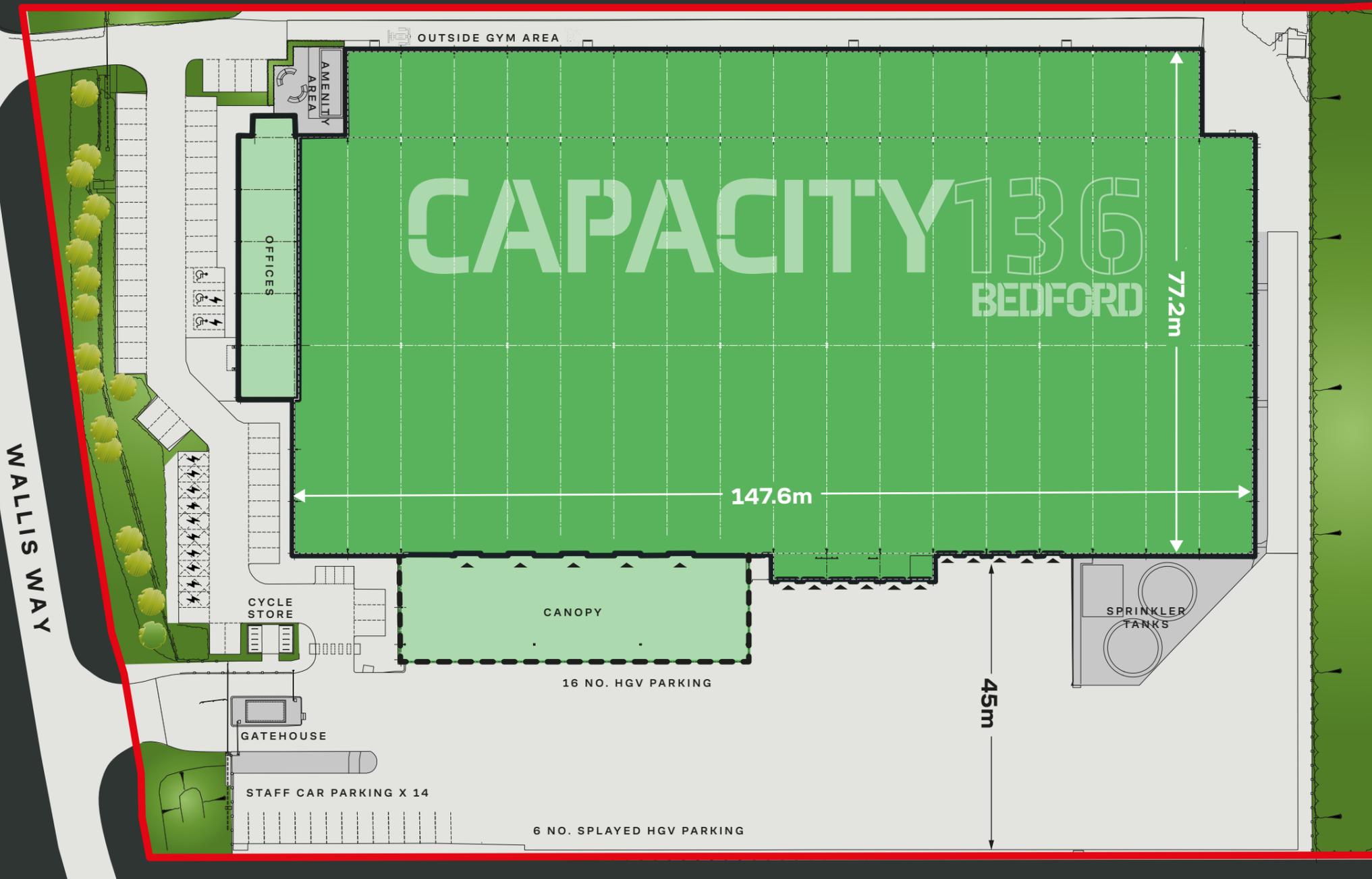
**8 Person  
Lift**



**Staff  
Kitchen**



# SITE PLAN



## AVAILABILITY

CAPACITY136 provides the following gross external areas:

	Sq Ft
Warehouse (including undercroft and reception)	126,942
First floor offices	4,211
Second floor offices and plant deck	4,211
Gatehouse	211
Pump House	538
<b>TOTAL GROSS EXTERNAL AREA</b>	<b>136,113</b>
Loading Bay/Canopy	8,776
<b>Overall Area</b>	<b>144,889</b>

# CAPACITY136

## BEDFORD

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# SUSTAINABILITY BUILT IN

**CAPACITY136**  
BEDFORD  
Wallis Way | Bedford | MK42 0PE



**BREEAM  
Excellent**



**EPC  
A**



**WiredScore  
Platinum**



**12 EV  
Chargers**



**Solar PV  
Array**



# WELLBEING AT WORK



**Shower  
Facilities**



**Outside  
Gym**



**20 Cycle  
Spaces**



**WC/Locker  
Rooms**



**Amenity  
Area**



Bedford Town Centre

Bedford Train Station

Harrowden Road

Eastcotts Road

Cardington Road

J13 M1  
(11 miles - 13 mins)

Harrowden Road

whistl

Lantmännen  
Unibake

Cambridge Road

ASDA

A421

W&H PEACOCK  
AUCTIONEERS & VALUERS

# CAPACITY136

FRONTING THE A421 BEDFORD

Wallis Way

A1 Black Cat  
Interchange  
(8 miles - 10 mins)



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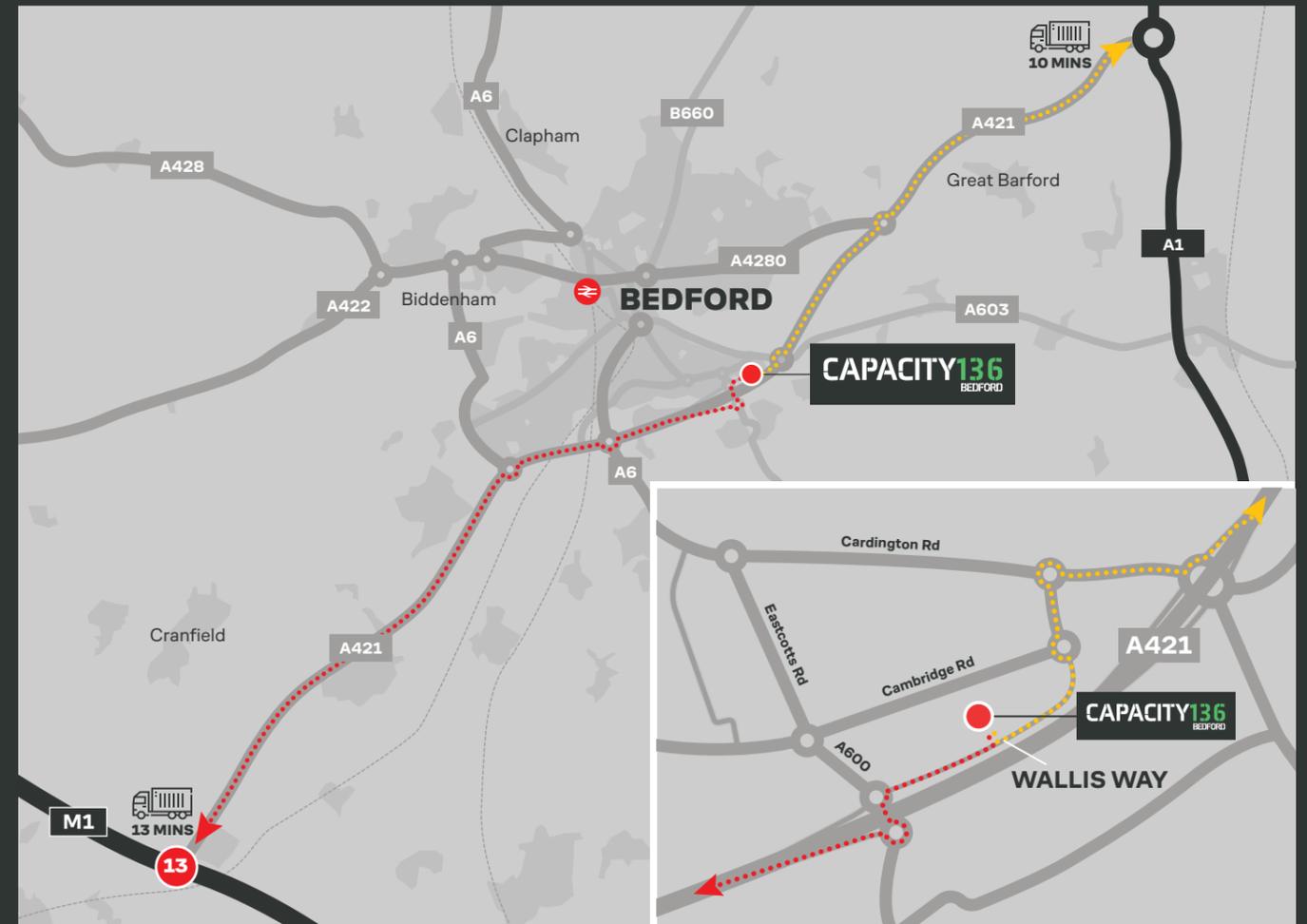
Google Maps

Train journey from Bedford to St Pancras  
**34 mins**

**HGV DRIVE TIMES**

- 1 HOUR
- 2 HOURS
- 3 HOURS
- 4 HOURS

**LOCATION**



**CONNECTIVITY**

TRAIN STATIONS	Distance	Time
Bedford Station	3 miles	11 mins

AIRPORTS	Distance	Time
Luton Airport	29 miles	36 mins
London Stansted	47 miles	66 mins
Heathrow	60 miles	68 mins
East Midlands Airport	81 miles	84 mins

ROAD	Distance	Time
A1 Black Cat Interchange	8 miles	10 mins
Junction 13 of the M1	11 miles	13 mins
M1/M25 Intersection	38 miles	51 mins
M1/M6 intersection	49 miles	54 mins
Greater London	53 miles	70 mins

PORTS	Distance	Time
London Gateway	84 miles	107 mins
Felixstowe	98 miles	109 mins
Southampton	119 miles	140 mins



**CAPACITY136**  
BEDFORD  
**ALL ENQUIRIES**

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 **eager.leaned.kings**

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