



glp.com/eu

A development  
in conjunction with L&Q Estates

# G-Park Bedford Wixams



MK42 6EA



Enhanced  
2020 spec



UNIT 1  
TOTAL  
GIA

249,219  
SQ FT



UNIT 2  
TOTAL  
GIA

126,132  
SQ FT



UNIT 3  
TOTAL  
GIA

161,374  
SQ FT

Three speculative  
developments  
available  
Q2 2021



We're now using  
what3words

riches.remind.drum  
WIXAMS, BEDS, UK

Computer generated image



G-Park Bedford Wixams

# G-Park Bedford Wixams

G-Park Bedford Wixams offers three highly specified distribution developments of **126,132 sq ft**, **161,374 sq ft** and **249,219 sq ft**, due for completion Q2 2021. It is anticipated that the space will be suitable for a range of commercial, industrial and distribution companies.

The units will each benefit from a best-in-class specification, including 50m service yards, 15m clear internal height and 2 level access doors, together with a generous number of dock levellers, car and HGV parking and substantial power supply.

The site is situated in a prime location for logistics, 3 miles to the south of Bedford and a few minutes' drive from the A421, offering occupiers excellent connectivity and easy access to both the M1 and A1.

Three speculative developments available Q2 2021



Computer generated image



Strategic location

### Proven strategic location

Fronting onto the A6, G-Park Bedford Wixams is 1 mile from the A421, 10 miles from Junction 13 of the M1, and just 38 miles from M25 junction 21.



Computer generated image



Sustainable benefits



Representative image

### Sustainable benefits

Built into every development at no extra cost.



Enhanced 2020 spec

### Enhanced 2020 specification

The new units will feature the enhanced GLP 'standard' specification 2020 – with a range of cutting edge enhancements throughout.



Representative image



## G-Park Bedford Wixams

# A strategic location for logistics

G-Park Bedford Wixams offers an occupier a choice of high quality logistics buildings in a prime location off the A6.

The units are located within a growing commercial area, situated adjacent to the A6 on the south fringes of Bedford, and offer excellent road links to the wider motorway network.

- Current population 591,151 within a 30 minute drive time
- Population growth estimated c.10% by 2028
- 6,000 new residential units planned in the immediate vicinity
- Average salaries almost 12% lower than Milton Keynes
- Bedford rated in the Sunday Times as best place to live
- Located in the heart of the Oxford/Cambridge Arc

'The excellent transport links and infrastructure in the area made it an obvious choice for our new distribution base.'

**Matthew Barnes**  
CEO of Aldi UK

'Attracting new businesses and new jobs is a key priority for the council.'

**Dave Hodgson**  
Mayor



WILSTEAD INDUSTRIAL PARK

**UNIT 3:**  
161,374 SQ FT

**UNIT 2:**  
126,132 SQ FT

**UNIT 1:**  
249,219 SQ FT

6,000 new homes

riches.remind.drum  
WIXAMS, BEDS, UK

MK42 6EA

The easy way to visit and navigate your way to G-Park Bedford Wixams.

On a smartphone, download the what3words app, simply enter riches.remind.drum then tap 'Navigate' and select 'Google Maps' to open the location in Google Maps.



# New, enhanced GLP base build specification

The new units will each feature the enhanced GLP 'standard' specification 2020 which includes an ultra-modern treatment to the design of the primary office elevation together with a range of cutting-edge enhancements throughout the welfare facilities.

### New innovations

The new innovations include a new feature reception, the use of natural materials and finishes throughout, acoustic panels and exposed services in the office space and an open plan kitchen and break-out area.



### Enhanced 2020 spec

The new units will feature the enhanced GLP 'standard' specification 2020 – with a range of cutting edge enhancements throughout.

### 2020 Spec

Modern, glazed entrance with LED feature lighting



### 2020 Spec

Distinctive reception area



### 2020 Spec

Open plan kitchen and break-out area



### 2020 Spec

Modern simplified building design



### 2020 Spec

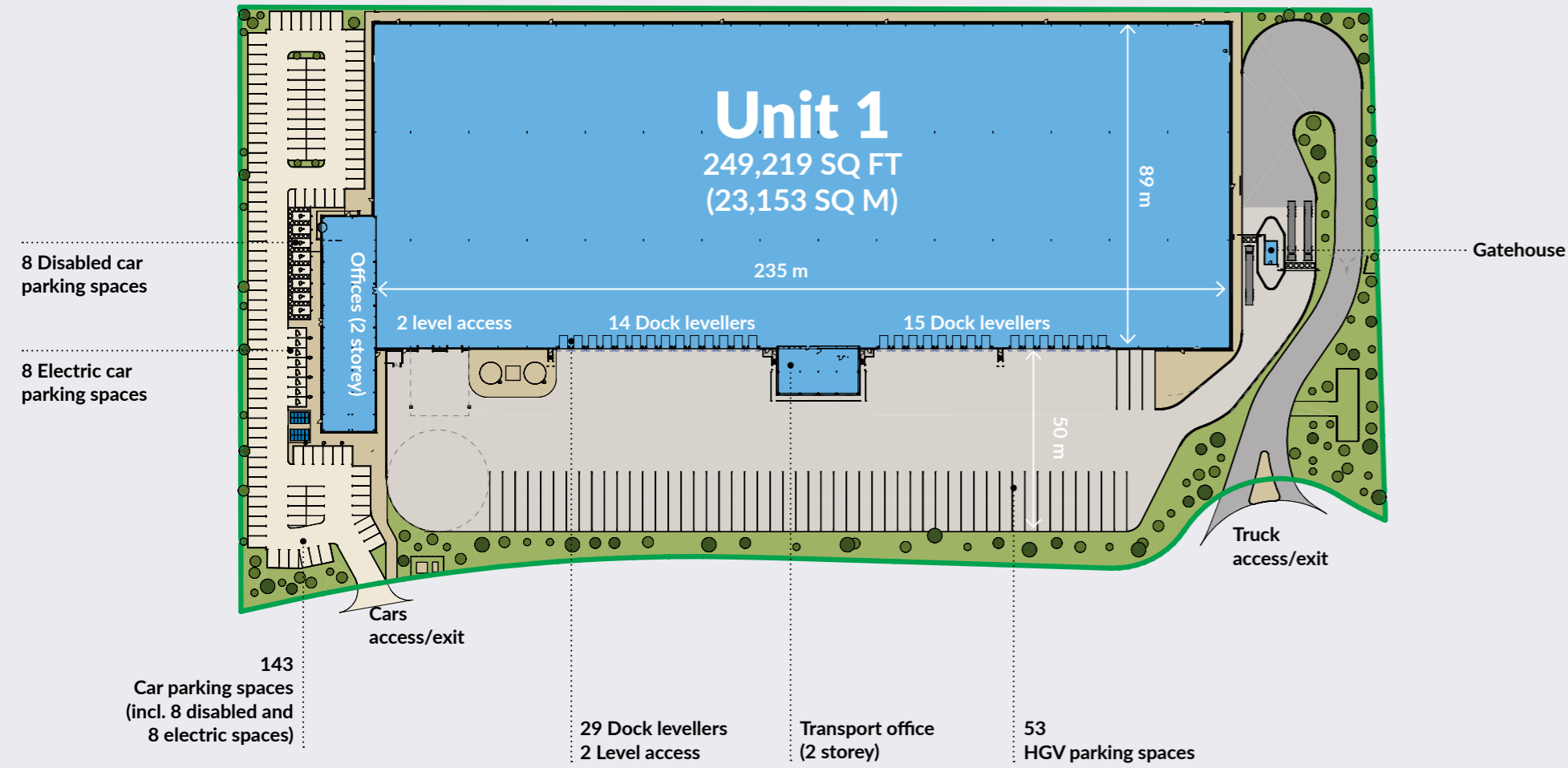
American light oak timber finish, brightens interior spaces



### 2020 Spec

Environment analytics system to monitor building use

# Unit 1



## Schedule of accommodation

<b>TOTAL GIA</b>	<b>TOTAL GIA</b>
249,219 SQ FT	23,153 SQ M

Warehouse	224,860 SQ FT	20,890 SQ M
Offices (2 storey)	18,331 SQ FT	1,703 SQ M
Transport office (2 storey)	5,812 SQ FT	540 SQ M
Gatehouse	215 SQ FT	20 SQ M
<b>Total GIA</b>	<b>249,219 SQ FT</b>	<b>23,153 SQ M</b>

## Key features

- Clear internal height 15m
- 11.58 acres (4.69 ha)
- Enhanced 2020 spec
- 2 level access
- 29 dock levellers
- 50 kN psm Floor loading
- 53 HGV parking
- 143 car parking
- 8 charging car bays



# Site Plan

Three speculative developments available Q2 2021

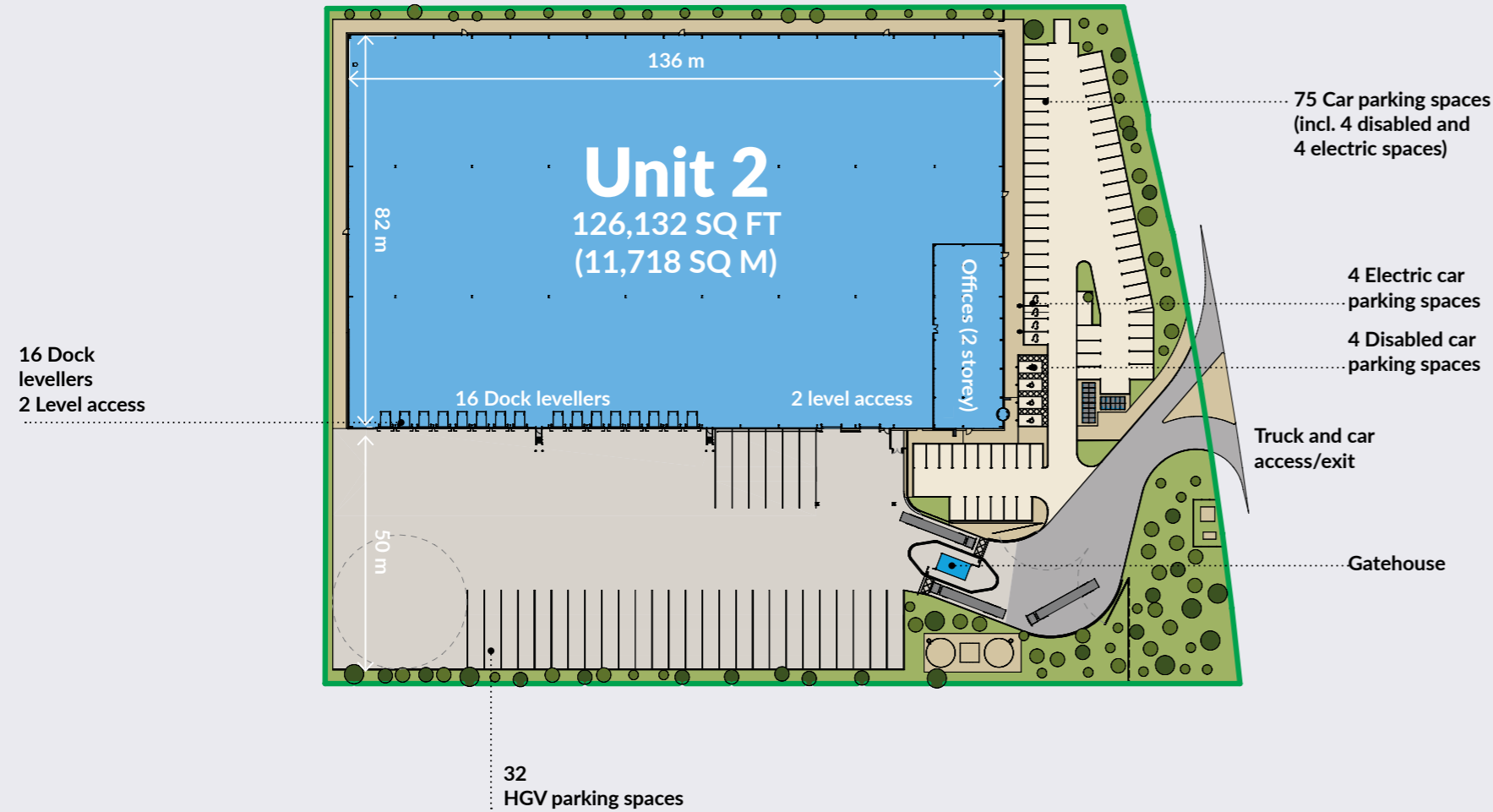
- Enhanced 2020 spec
- Strategic location
- Clear internal height 15m
- 50m deep yard
- 215 sq ft gatehouse



- Charging car bays
- 50 kN psm Floor loading
- Abundant power supply



# Unit 2



## Schedule of accommodation

**TOTAL GIA**  
126,132 SQ FT

**TOTAL GIA**  
11,718 SQ M

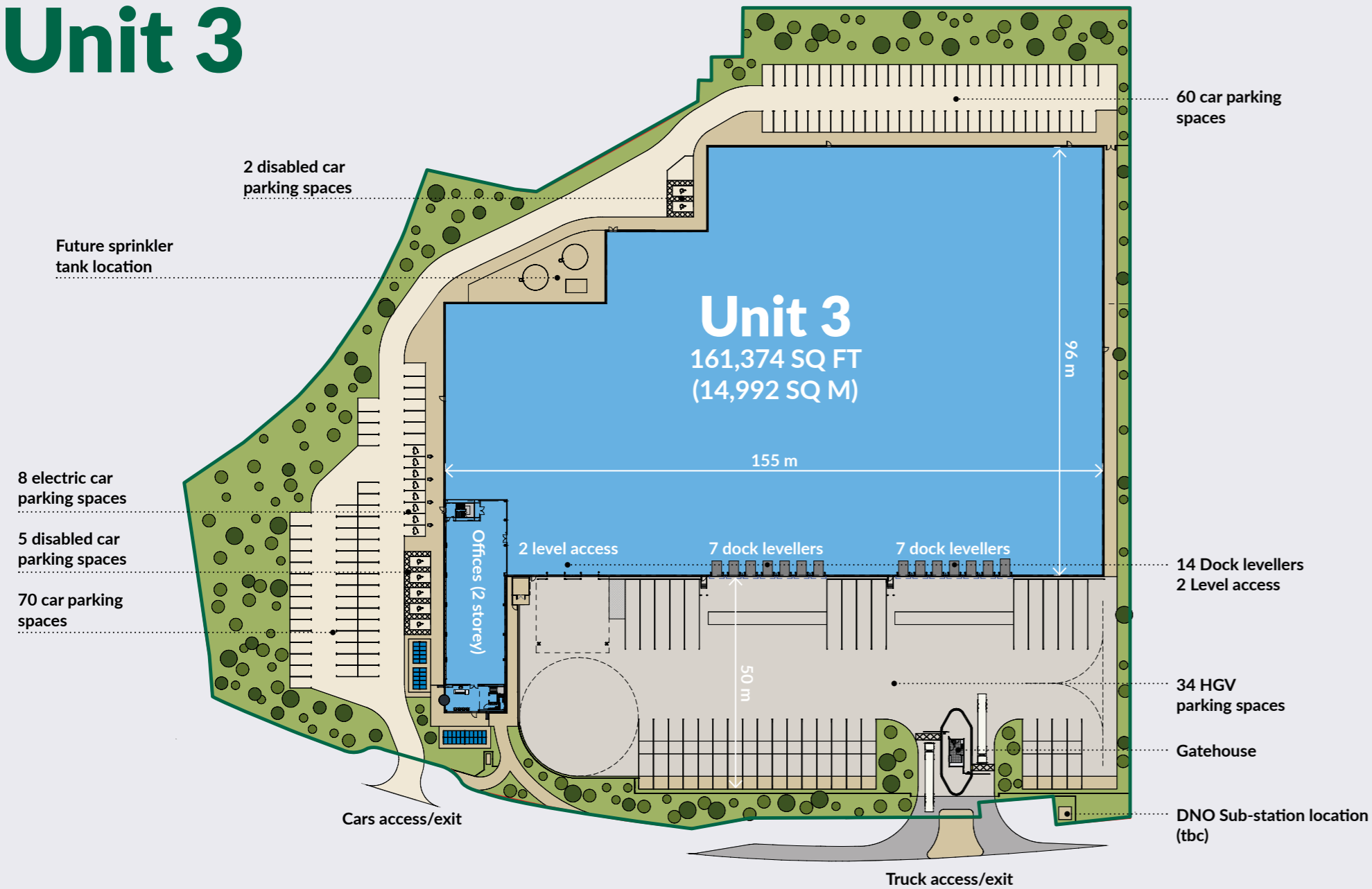
Warehouse	113,711 SQ FT	10,564 SQ M
Offices (2 storey)	12,206 SQ FT	1,134 SQ M
Gatehouse	215 SQ FT	20 SQ M
<b>Total GIA</b>	<b>126,132 SQ FT</b>	<b>11,718 SQ M</b>

## Key features

- Clear internal height 15m
- 6.25 acres (2.53 ha)
- Enhanced 2020 spec
- 2 level access
- 16 dock levellers
- 50 kN psm Floor loading
- 32 HGV parking
- 75 car parking
- 4 charging car bays



# Unit 3



## Schedule of accommodation

<b>TOTAL GIA</b>	<b>TOTAL GIA</b>
<b>161,374 SQ FT</b>	<b>14,992 SQ M</b>

Warehouse	145,475 SQ FT	13,515 SQ M
Offices (2 storey)	15,683 SQ FT	1,457 SQ M
Gatehouse	215 SQ FT	20 SQ M
<b>Total GIA</b>	<b>161,374 SQ FT</b>	<b>14,992 SQ M</b>

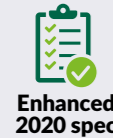
## Key features

- Clear internal height 15m
- 8.33 acres (3.37 ha)
- Enhanced 2020 spec
- 2 level access
- 14 dock levellers
- 50 kN psm Floor loading
- 34 HGV parking
- 130 car parking
- 8 charging car bays



## G-Park Bedford Wixams

# Sustainability as standard



Many of our customers require their warehouse buildings to demonstrate excellent environmental performance.

GLP is now recognised across the world for delivering industry-leading warehouse buildings that continuously exceed our original environmental aspirations, while supporting our customers' business operations in many effective ways.

### The GLP 2020 specification includes:

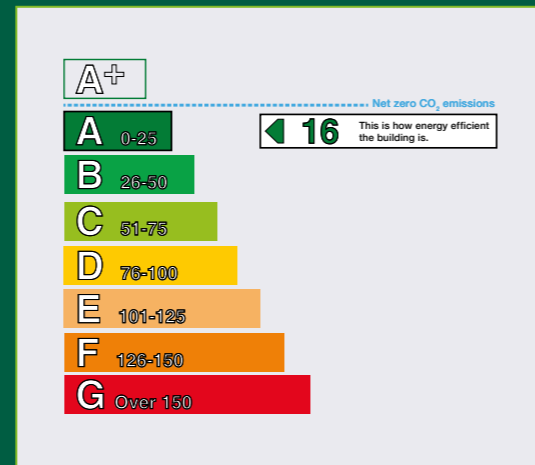
- ✔ BREEAM® Excellent – to all buildings
- ✔ WELL ready
- ✔ LED lighting throughout
- ✔ Low water spray taps
- ✔ 12% less embodied carbon than industry standard
- ✔ 15% less operational carbon in day-to-day operations
- ✔ Provision for electric vehicles
- ✔ Planet Mark offered for first year of occupancy to help manage energy use
- ✔ G-Hive scheme and wildflower planting to improve biodiversity
- ✔ 100% recycled and recyclable carpets
- ✔ Painted using VOC free natural paint

## G-Park Bedford Wixams BREEAM® and energy efficiency ratings

# BREEAM® UK



BREEAM® UK New Construction 2018:  
Industrial (Shell and Core)



### Monitoring energy usage

Our online energy dashboard can help customers proactively manage their energy consumption.



### Cost-effective

We use high-quality materials and sustainable initiatives to add value and bottom-line savings through reduced operating costs.



### Reducing water usage

Rainwater harvesting for use in toilet flushing and other non-potable applications.



### Optimising the use of natural light

Our triple skinned factory assembled rooflight solution can save up to 13% a year on running costs.



### Recycled & recyclable materials

Our initiatives contribute to a greener world and offer distinct advantages to our customers and communities.



### Exceeding requirements

GLP is a pioneer in environmentally sustainable 'eco-warehouse' development, setting the industry standard.



# GLP in Europe

**GLP** is a leading global investment manager and business builder in logistics, real estate, infrastructure, finance and related technologies.

Our European operating portfolio consists of more than 4 million sq m across the strategic logistic markets, which is 98% leased to blue chip customers such as Amazon, UPS and Volkswagen. In addition, GLP Europe has a prime land bank which allows for the development of an additional 4 million sq m.

GLP operates globally across Brazil, China, Europe, India, Japan, the U.S. and Vietnam. Our combined investing and operating expertise allows us to create value for our customers and investors, and have US\$97 billion in assets under management in real estate and private equity funds. **Learn more at [www.glp.com](http://www.glp.com)**



**4 million sq m  
operating portfolio**



**9 million sq m  
development in 30 years**



**4 million sq m  
development pipeline**



**Strong  
global presence**



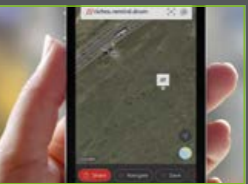
# Location & travel distances



Destination	Miles	Destination	Miles	Destination	Miles	Destination	Miles
A421	1	Cambridge	34	London Gateway	76	Luton Airport	18
M1 Junction 13	10	Peterborough	42	Felixstowe Port	101	Stansted Airport	41
M25 Junction 21	38	London	55	Immingham & Grimsby	137	Heathrow Airport	56
A1 (M)	9	Oxford	57	Southampton	118	London City Airport	68
		Birmingham	81	Liverpool Port	181	Gatwick Airport	93

**The easy way to visit and navigate your way to G-Park Bedford Wixams.**

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