

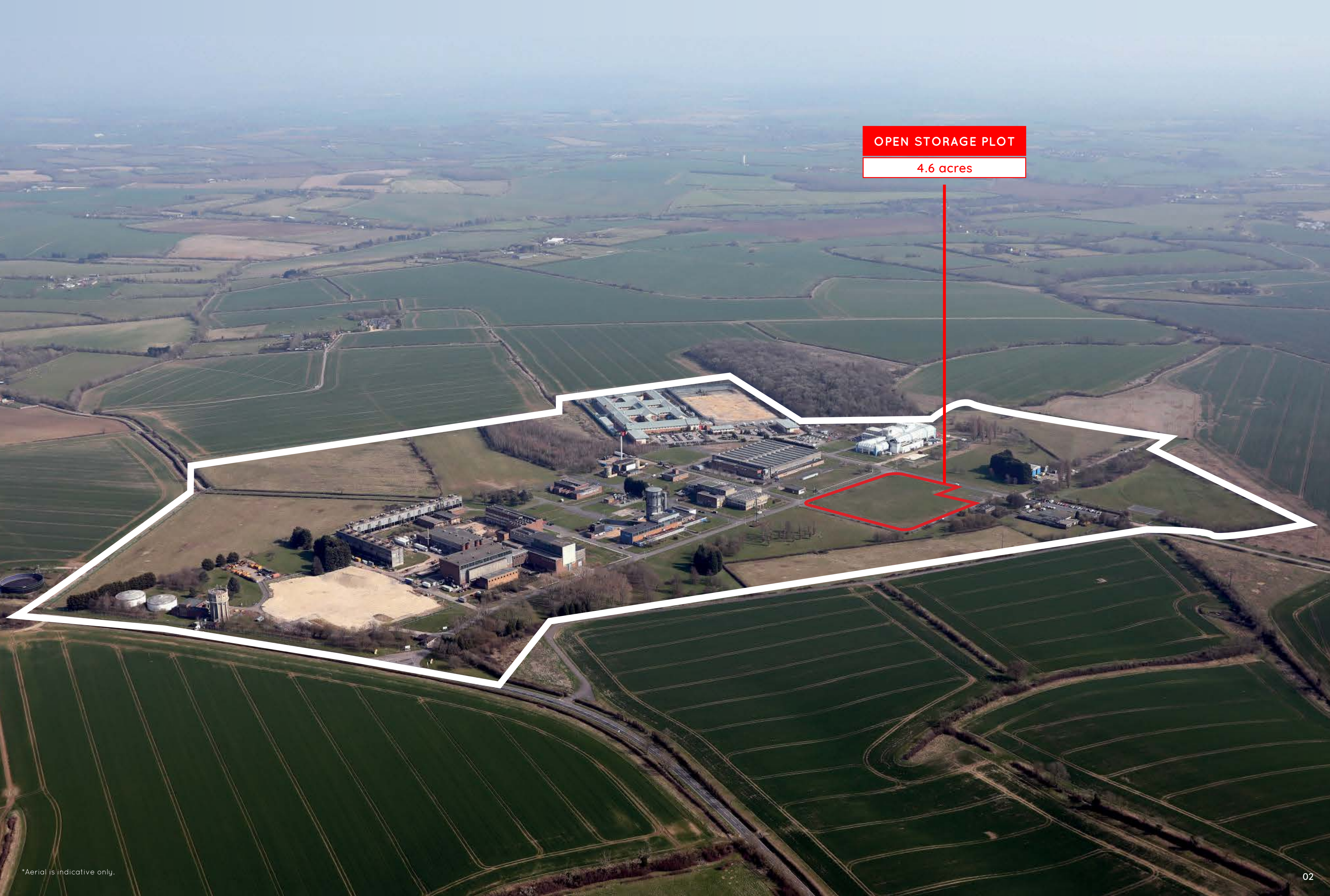
PLOT 2 - 2.06 ACRES
AVAILABLE

PLOT 1 - 2.50 ACRES
LET

Twinwoods

BUSINESS PARK, MK44 1FD

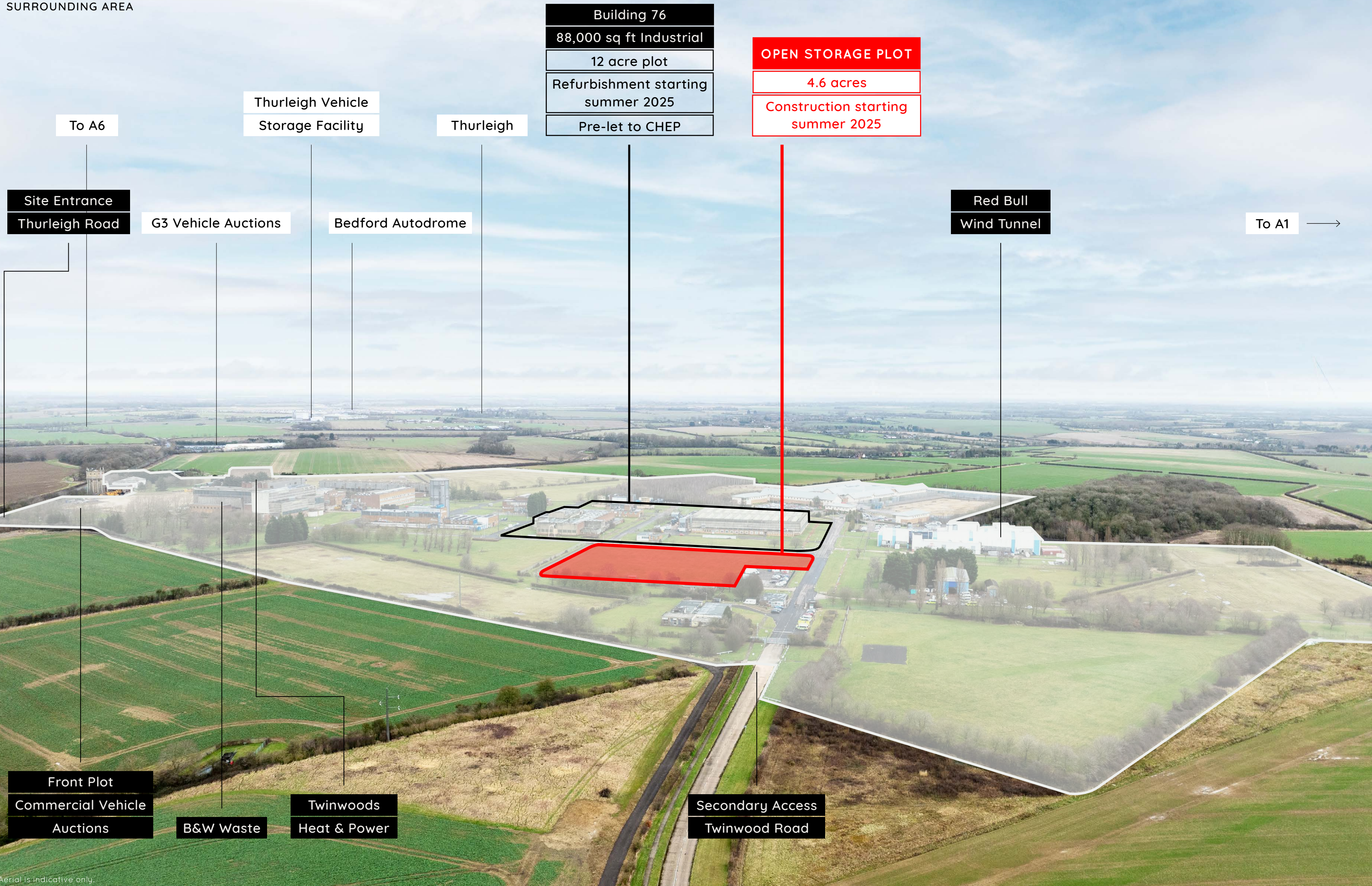
4.6 ACRE OPEN STORAGE PLOT — TO LET



OPEN STORAGE PLOT

4.6 acres

SURROUNDING AREA



Building 76
88,000 sq ft Industrial
12 acre plot
Refurbishment starting summer 2025
Pre-let to CHEP

OPEN STORAGE PLOT
4.6 acres
Construction starting summer 2025

To A6

Thurleigh Vehicle Storage Facility

Thurleigh

Site Entrance
Thurleigh Road

G3 Vehicle Auctions

Bedford Autodrome

Red Bull
Wind Tunnel

To A1 →

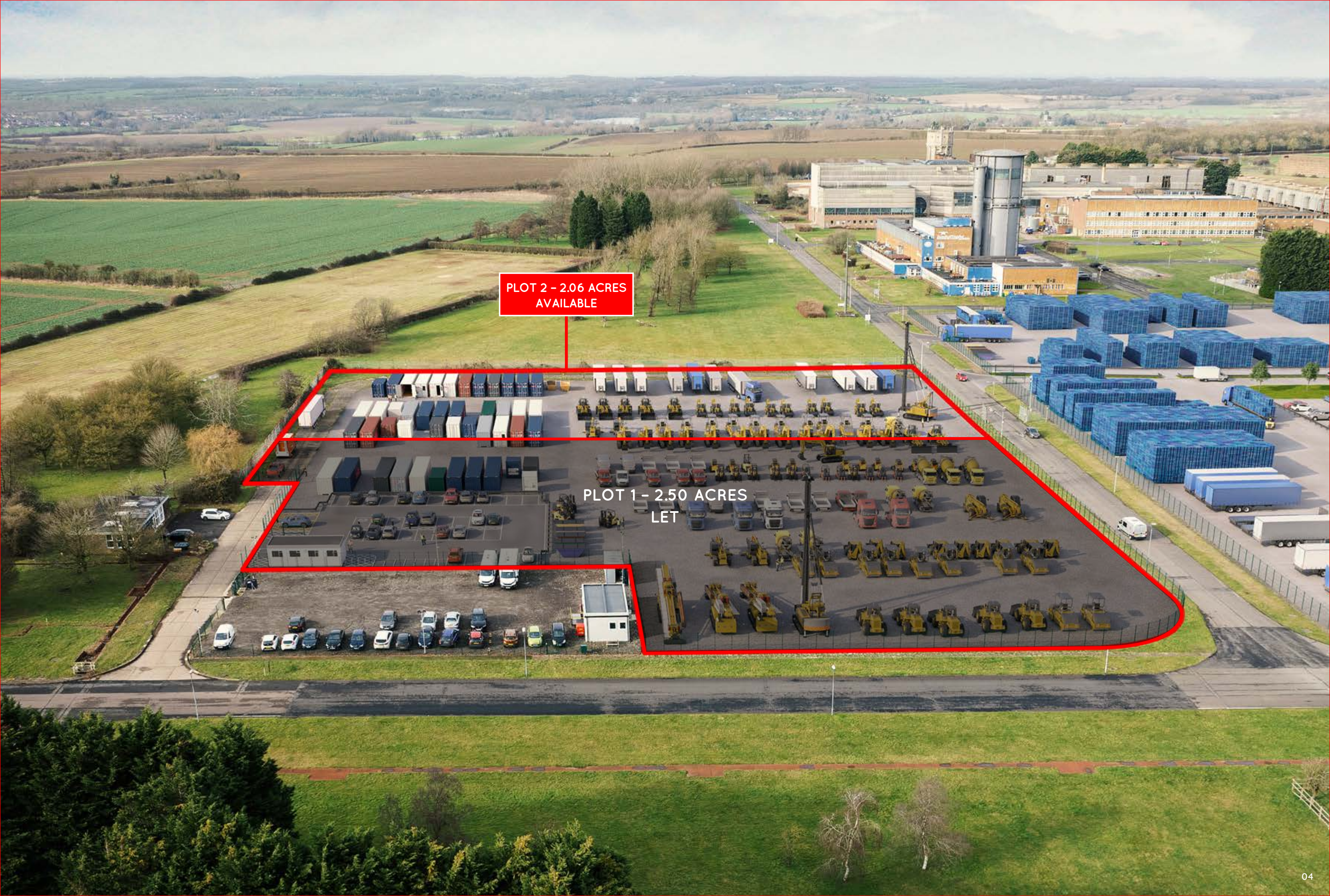
Front Plot
Commercial Vehicle Auctions

B&W Waste

Twinwoods
Heat & Power

Secondary Access
Twinwood Road

*Aerial is indicative only.

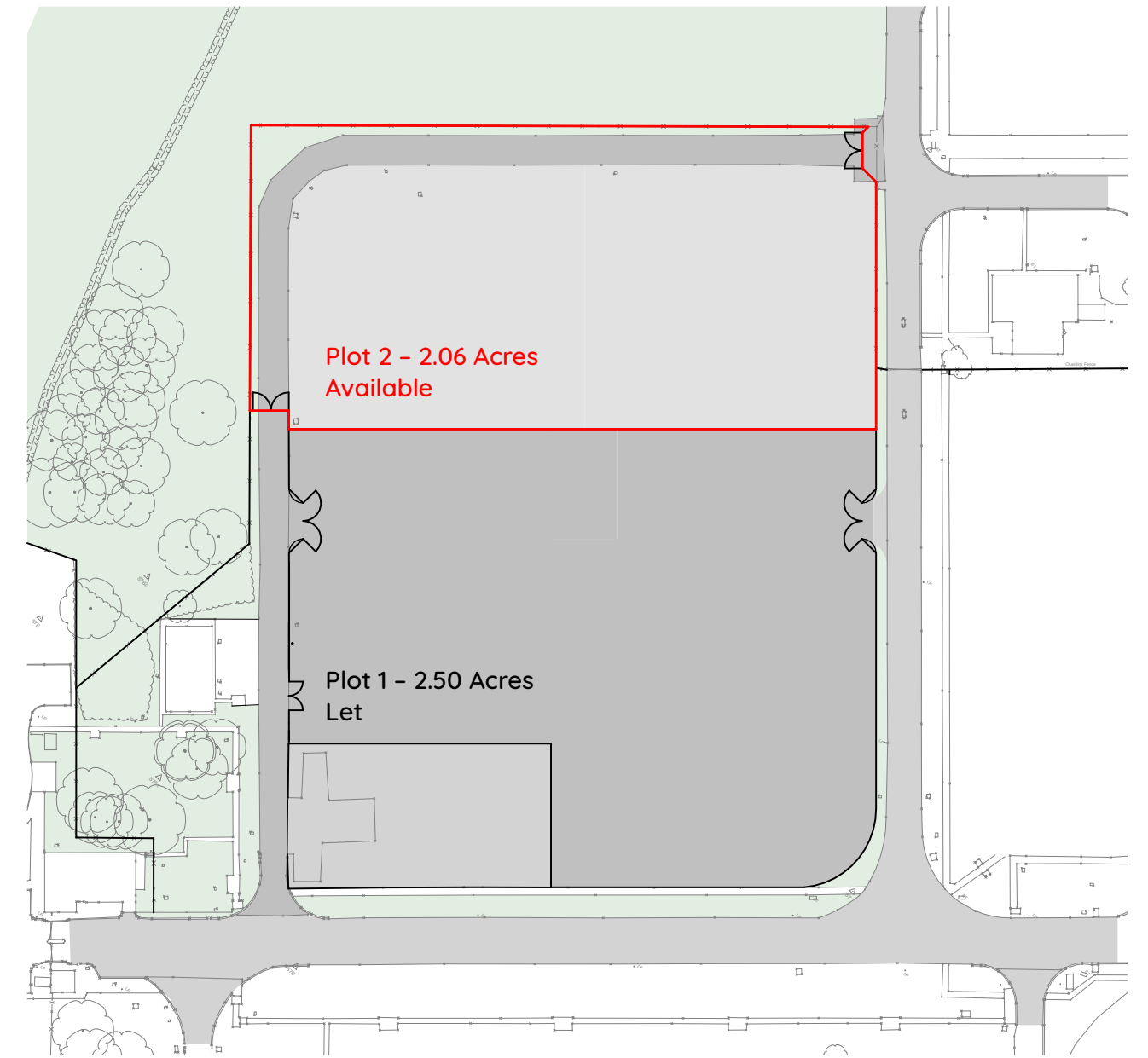


PLOT 2 - 2.06 ACRES
AVAILABLE

PLOT 1 - 2.50 ACRES
LET

OPEN STORAGE PLOT
CONSTRUCTION STARTING SUMMER 2025

Twinwoods Business Park offers a secure 4.6-acre open storage yard within a well-established 165-acre business park featuring 24/7 security. Available from Q3 2025, the site is ideal for a range of storage needs, including vehicles, plant, bulky goods, and construction materials.



Specification

The Landlord will construct the plot to the following specification:

- Main yard laid to compacted Type 1
- Separate access and egress gates
- 2.4m mesh security fencing
- Concrete perimeter road
- Electric, water and foul connection ready for Portakabin
- Separate on-site office may be available upon request

Accommodation

The accommodation comprises the following areas:

Name	Building	Type Size	Availability
Plot 1	Open Storage	2.50 Acres	Under Offer
Plot 2	Open Storage	2.06 Acres	Available

Viewings

Strictly by appointment with the agents.

Terms

The storage land is available to let on terms to be agreed.

Business Rates

Upon enquiry.

Twinwoods comprises a 165 acre business park in a central location near Bedford. Currently home to over 20 businesses, the park is a vibrant employment hub and is capable of providing significant storage solutions of scale.

The site can offer a variety of existing buildings and open storage plots, as well as development opportunities to suit occupiers requirements.

Availability

Industrial/warehousing

Existing buildings from 5,000 sq ft to 88,000 sq ft.

Open storage

A range of options from 1 to 30 acres of open storage land.

Design & Build

Space is available to create bespoke solutions for occupiers to suit your needs.



Centrally Located

Life Science arc and Logistics Golden Triangle, in the middle of Bedford, Cambridge, Northampton and Peterborough.



Security

Manned barrier, 24 hour guard, security perimeter fence, CCTV.



Tenants

Red Bull, B&W Waste, Twinwoods Heath & Power, Secretary of State, Serco, Commercial Vehicle Auctions.



Power

Up to 10 MVA available.



Sectors

Automotive, Renewable Energy, Construction, Engineering, Logistics, Motorsport, Recycling.



Open Storage

Large open storage capabilities.



LOCATION

Ox Cam Arc

Twinwoods Business Park is ideally located in the UK's 'Golden Triangle', the region between London, Oxford and Cambridge. This arc contributes £111 billion to the UK's economy and is the subject of major public sector investment such as the Oxford to Cambridge rail infrastructure.

UK Logistics Triangle

Twinwoods sits on the edge of the triangle, where 27.3 million people are accessible within a 2-hour drive time. Six of the UK's largest ports (annual tonnage of over 25 million) are accessible within the HGV drive time directive. These include London Gateway, Grimsby, Liverpool, Southampton, Tees & Hartlepool and Felixstowe.

Road Upgrades

The billion pound A428 Black Cat to Caxton Gibbet upgrade is now underway. This will significantly improve journeys between Milton Keynes, Bedford and Cambridge by dualling the last remaining section of single carriageway and improving access from the site to the M11 and A14 east. Works are expected to complete in 2027.

*Map is indicative only.

CONNECTIONS

Twinwoods Business Park benefits from excellent connections to the A6, A428 and A1, as well as a short drive to Bedford Train Station with quick access to Luton Airport and London St Pancras in 15 minutes and 51 minutes respectively.

Twinwoods Business Park is located approximately 5 miles north of Bedford, near the villages of Milton Ernest and Thurleigh.

With close proximity to major arterial routes including the A6, A1 and M1, the site provides good access to the UK motorway network.

Vehicles larger than 7.5 tonne or 2m width are to access the site via the A6 roundabout with Bletsoe Road and Mill Road.

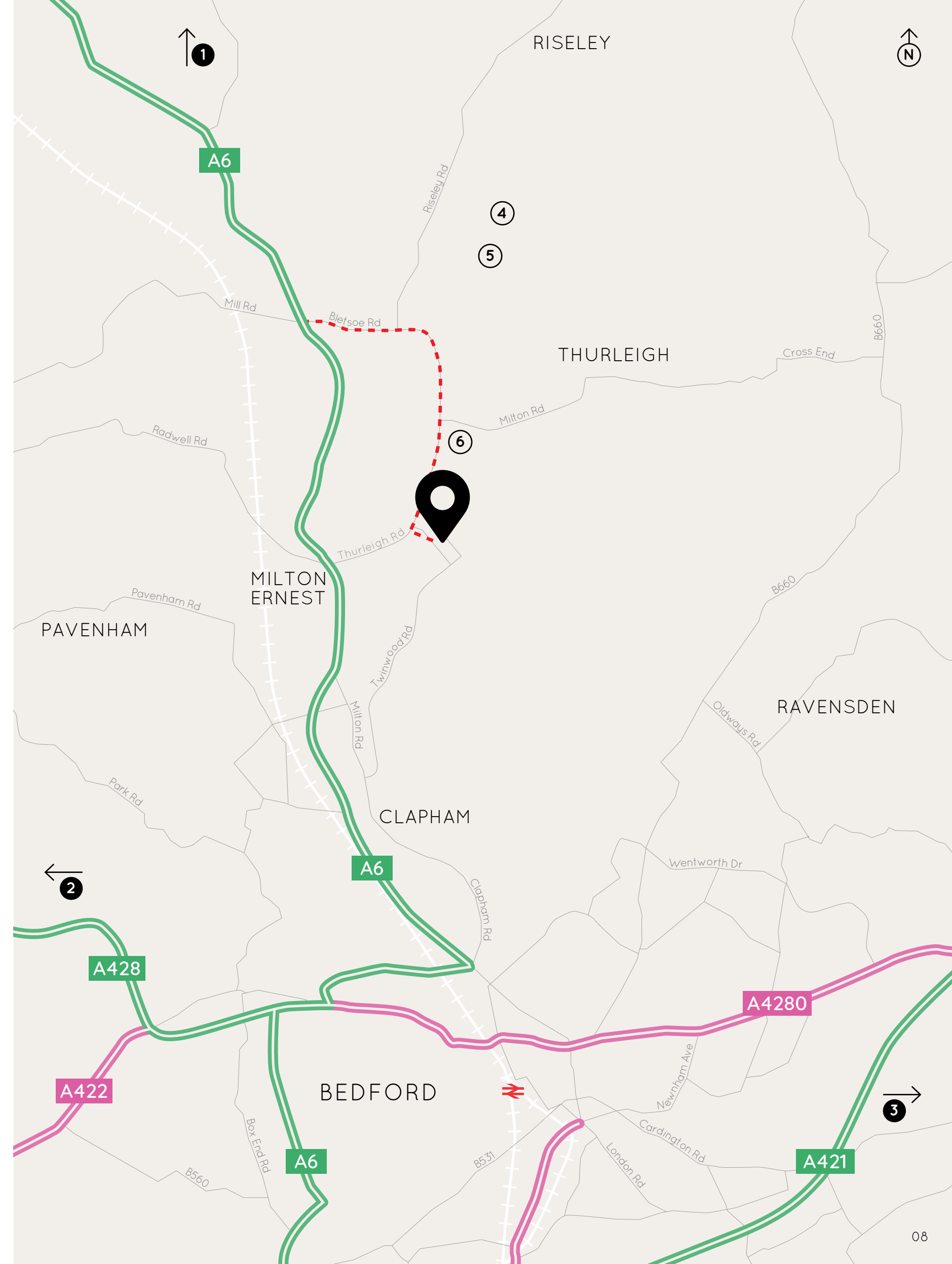
The site is located approximately 2.5 miles from the A6 roundabout. Bedford Train Station is located approximately 5 miles south of the site, which offers access to London St Pancras in 51 minutes.

Drive times

A6 (North via Thurleigh Road)	5 mins
Bedford Train Station	10 mins
J13 M1	25 mins
Milton Keynes	32 mins
London	1 hr 50 mins

- ➊ To Wellingborough, Northampton and Peterborough.
- ➋ To M1 and Milton Keynes.
- ➌ To Cambridge and Port of Felixstowe.
- ➍ Bedford Autodrome / PalmerSport.
- ➎ Thurleigh Vehicle Storage Facility.
- ➏ G3 Vehicle Auctions.

 HGV route from Twinwoods Business Park to A6 (2.5miles).



*Map is indicative only. Drive times sourced from google.com and are indicative only.



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