

# CAPACITY136

UNDERGOING REFURBISHMENT

TO BE COMPLETED Q4 2025

BEDFORD

**TO LET**  
**136,035 SQ FT**



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

CAPACITY136 | WALLIS WAY | BEDFORD | MK42 0PE



eager.leaned.kings



# CAPACITY136

BEDFORD

Capacity136 offers 136,035 sq ft of high-specification industrial/logistics space. The unit is strategically located in a high profile location fronting the A421, mid way between the M1 (Jn13) and the A1 (Black Cat Roundabout)

The unit is being reconfigured and refurbished and will be ready for occupation in Q4 2025.

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11 DOCK  
LEVEL DOORS



5 LEVEL  
ACCESS DOORS



45M YARD  
DEPTH





whistl

Lantmännen  
Unibake

Train Station

Bedford Town  
Centre

To Junction 13  
of the M1  
(11 miles)

ASDA

CAPACITY136  
BEDFORD

A421

To A1/Blackcat Roundabout  
(8 miles)





# CAPACITY136

BEDFORD

  
360° TOUR  
[CLICK HERE](#)



11 Dock  
Level Doors



5 Level  
Access Doors



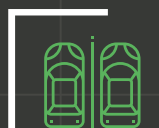
45m Yard  
Depth



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



12m Eaves  
Height



82 Car Parking  
Spaces



Large Loading  
Canopy



22 HGV Parking  
Spaces



1 MVA  
Power Supply

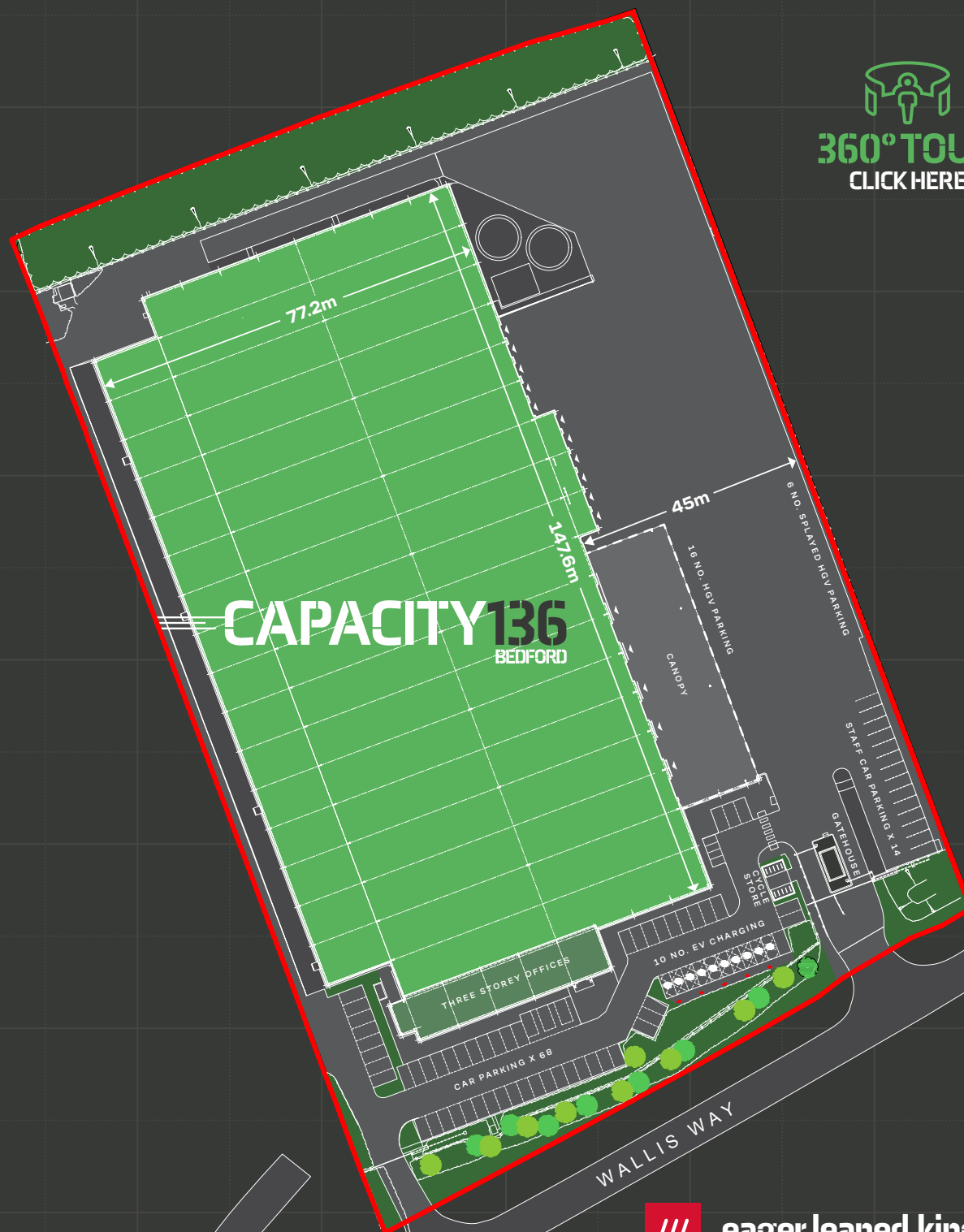


Sprinkler Ready



LED Lighting

Warehouse	122,665 sq ft
Offices & Welfare	11,045 sq ft
Plant Deck	1,585 sq ft
Gatehouse	205 sq ft
Pump House	535 sq ft
<b>TOTAL GEA</b>	<b>136,035 SQ FT</b>
Canopy	8,750 sq ft



 **eager.leaned.kings**



TARGETING  
BREEAM®  
EXCELLENT



20 CYCLE  
SPACES



10 EV  
CHARGERS



TARGETING  
MIN EPC  
RATING B



LED  
LIGHTING



PHOTOVOLTAIC  
PANELS





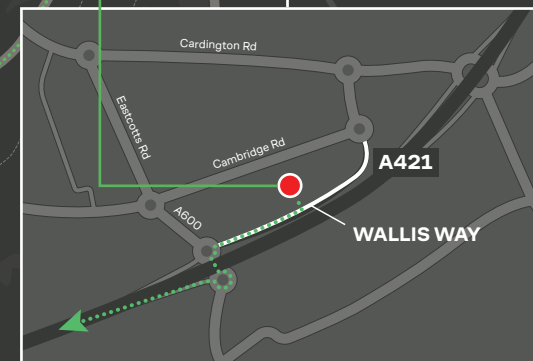
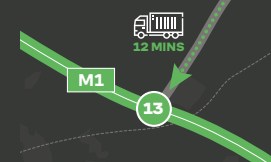
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## HGV DRIVE TIMES

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



Train Stations	Distance	Time
Bedford Station	3 miles	11 mins
St Pancras Station	56.5 miles	1hr 25 mins



Airports	Distance	Time
Luton Airport	29 miles	36 mins
Heathrow	60 miles	1 hr 21 mins
London Stansted	47 miles	1 hr 6 mins
East Midlands Airport	81 miles	1 hr 24 mins



Road	Distance	Time
M1/M25 Intersection	38 miles	51 mins
M1/M6 intersection	49 miles	54 mins
Junction 13 of the M1	11 miles	13 mins
A1 Black Cat Roundabout	8 miles	10 mins
Greater London	53 miles	1 hr 10 mins



Ports	Distance	Time
Southampton	119 miles	2 hr 20 mins
Felixstowe	98 miles	1 hr 49 mins
London Gateway	84 miles	1 hr 47 mins



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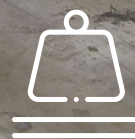
12M EAVES  
HEIGHT



11 DOCK  
LEVEL DOORS



5 LEVEL  
ACCESS DOORS



50 KN/M<sup>2</sup> FLOOR  
LOADING



LED  
LIGHTING



# CAPACITY136

BEDFORD



## ALL ENQUIRIES

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