

INDICATIVE OPTION 1

UNIT 1	sq ft	sq m
Warehouse Area	76,500	7,107
Office (First Floor)	8,500	790
Total Area	85,000	7,897

79 car spaces / 10 HGV spaces min.
8 dock level doors / 2 level access doors

UNIT 3	sq ft	sq m
Warehouse Area	54,000	5,017
Office (First Floor)	6,000	557
Total Area	60,000	5,574

57 car spaces / 8 HGV spaces min.
6 dock level doors / 2 level access doors

UNIT 2	sq ft	sq m
Warehouse Area	67,500	6,271
Office (First Floor)	7,500	697
Total Area	75,000	6,968

70 car spaces / 9 HGV spaces min.
7 dock level doors / 2 level access doors

UNITS 4A-D	sq ft	sq m
Unit A Area	3,796	353
Unit B Area	3,444	320
Unit C Area	3,160	294
Unit D Area	4,600	427
Total Area	15,000	1,394

THE ADJACENT LAYOUT PLANS ARE INDICATIVE ONLY – BESPOKE OPTIONS CAN BE DELIVERED UP TO 100,000 SQ FT (9,290 SQ M)

FLEXIBILITY IN MIND

Mulberry Logistics Park, Bedford offers build-to-suit Grade A industrial / logistics warehouses available from 3,160 – 100,000 sq ft including 2-storey offices (excluding Units 4A-D) and generous loading, HGV and parking provision.

UNITS 1-3

WAREHOUSE

- Clear heights up to 12m
- 50kN/m² floor loading
- Rooflights to 15%

OFFICES

- First floor fully-fitted offices
- Raised access floor
- Suspended ceilings
- Teapoint / welfare facilities

EXTERNAL

- Secure, self-contained plots
- Yard depths between 40m and 45m
- Security lighting
- Extensive car parking
- Extensive lorry parking
- Cycle and motorcycle parking
- Car charging points

ENVIRONMENTAL

- BREEAM 2018 'Very Good' minimum standard
- Energy Performance Certificate (EPC Rating) A

UNITS 4A-D

WAREHOUSE

- Clear heights of 6.5m
- FM3 floor
- Floor loads of 35kN/m²

EXTERNAL

- 10.5m yard depth
- Car parking and cycle storage
- Security lighting

INDICATIVE OPTION 2

UNIT 1A	sq ft	sq m
Warehouse Area	45,000	4,180
Office (First Floor)	5,000	465
Total Area	50,000	4,645

46 car spaces / 7 HGV spaces min.
5 dock level doors / 2 level access doors

UNIT 2	sq ft	sq m
Warehouse Area	67,500	6,271
Office (First Floor)	7,500	697
Total Area	75,000	6,968

70 car spaces / 9 HGV spaces min.
7 dock level doors / 2 level access doors

UNIT 3B	sq ft	sq m
Warehouse Area	31,500	2,926
Office (First Floor)	3,500	325
Total Area	35,000	3,251

33 car spaces / 4 HGV spaces min.
4 level access doors

UNIT 1B	sq ft	sq m
Warehouse Area	31,500	2,926
Office (First Floor)	3,500	325
Total Area	35,000	3,251

33 car spaces / 3 HGV spaces min.
3 level access doors

UNIT 3A	sq ft	sq m
Warehouse Area	22,500	2,090
Office (First Floor)	2,500	232
Total Area	25,000	2,322

23 car spaces / 2 HGV spaces min.
3 level access doors

UNITS 4A-D	sq ft	sq m
Unit A Area	3,796	353
Unit B Area	3,444	320
Unit C Area	3,160	294
Unit D Area	4,600	427
Total Area	15,000	1,394

- Foul drainage for tenants fit-out
- Rooflights to 10%

Indicative images

