

# Twinwoods

Business Park, MK44 1FD

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Dedicated Industrial Open Storage site 1 to 30 acres.



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, Serco, Twinwoods Heath & Power, Secretary of State, Ambulance Response.



**Power**

Up to 10 MVA available.



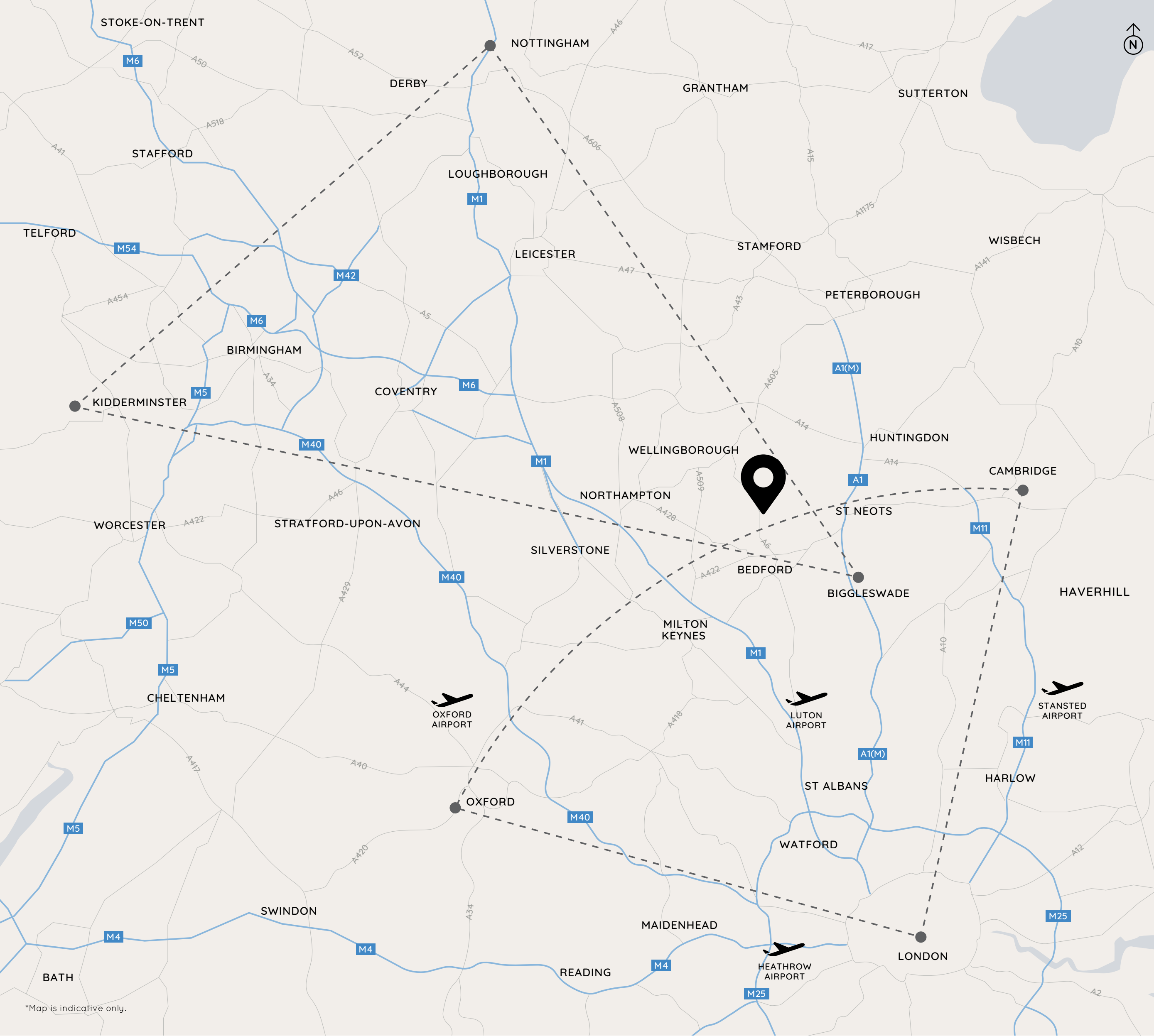
**Sectors**

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 dualing 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.

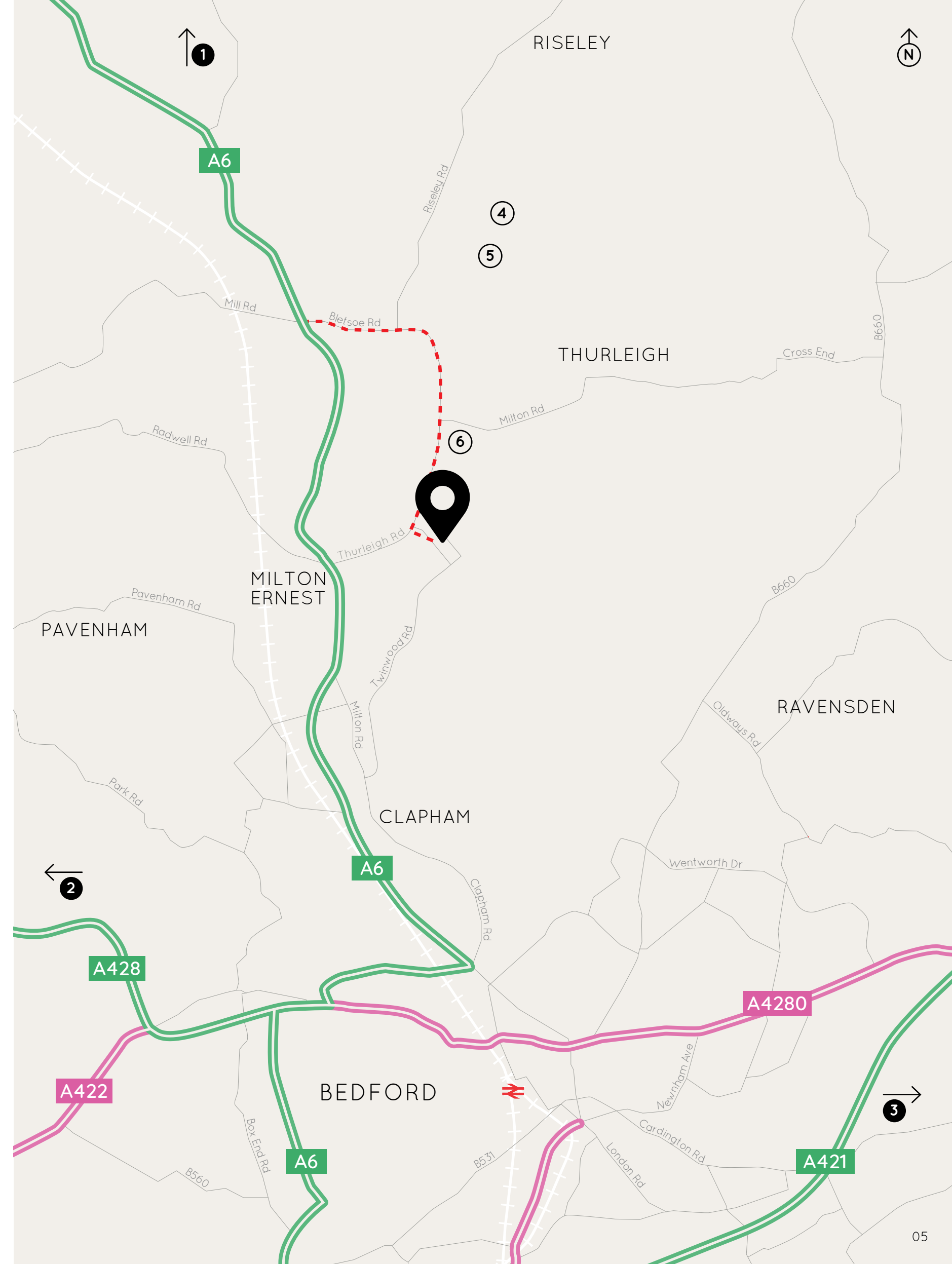
The site is located approximately 2.5 miles from the A6 roundabout. Bedford Train Station is located approximately 5 miles south of the site, which offers access to London St Pancras in 51 minutes.

**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

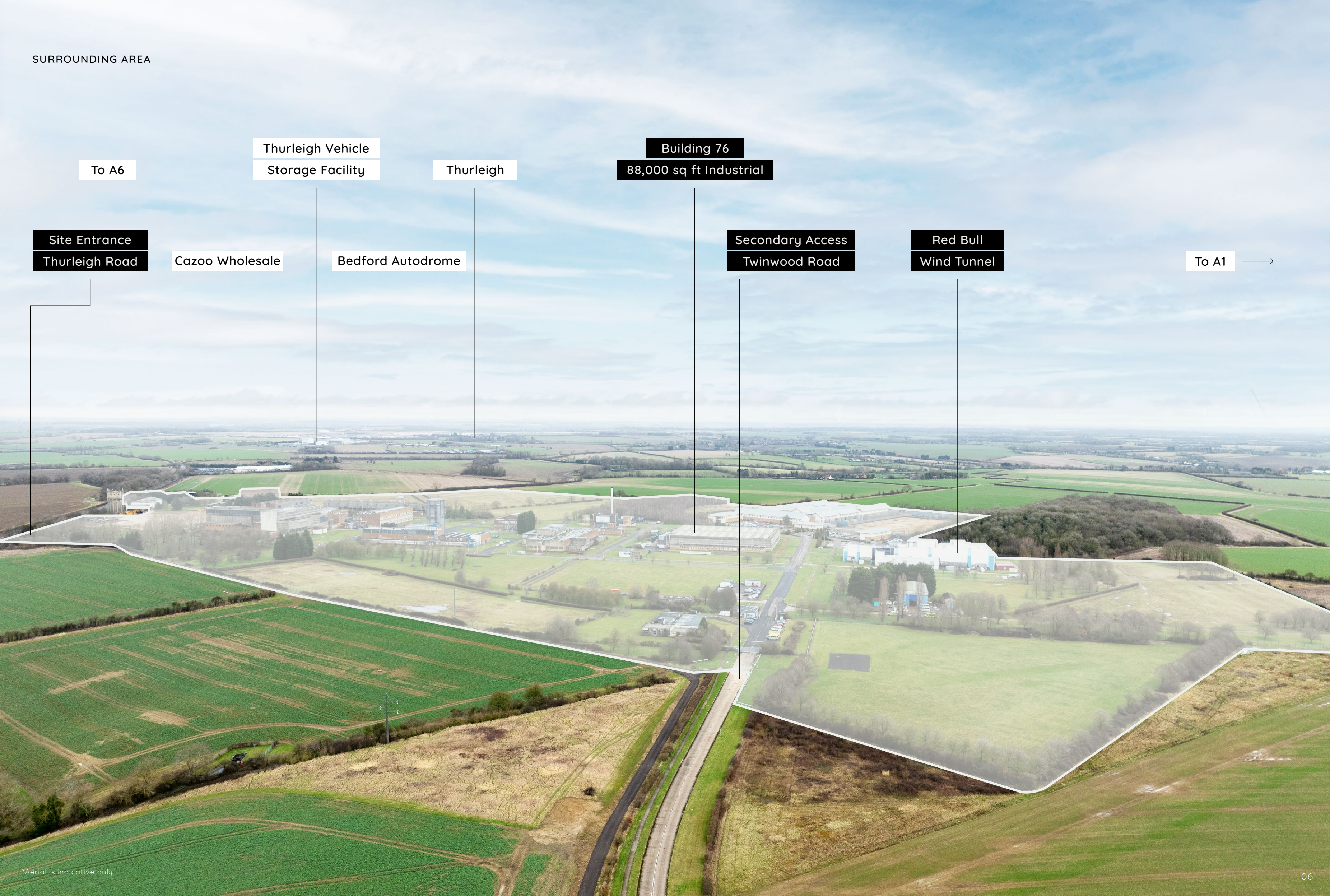
- ➊ To Wellingborough, Northampton and Peterborough.
- ➋ To M1 and Milton Keynes.
- ➌ To Cambridge and Port of Felixstowe.
- ➍ Bedford Autodrome / PalmerSport.
- ➎ Thurleigh Vehicle Storage Facility.
- ➏ Cazoo Wholesale.

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



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

SURROUNDING AREA



To A6

Thurleigh Vehicle  
Storage Facility

Thurleigh

Building 76  
88,000 sq ft Industrial

Secondary Access  
Twinwood Road

Red Bull  
Wind Tunnel

To A1 →

Site Entrance  
Thurleigh Road

Cazoo Wholesale

Bedford Autodrome

PHASED SITE PLAN

Phase 1

3.26 acres of open storage.  
Now available.

Phase 2

c. 3 acres of open storage.  
Office space available.  
Coming soon.

Phase 3

1 to 5 acres of open storage.  
Coming soon.

Phase 4

1 to 5 acres of open storage.  
Building 76 88,000 sq ft industrial space.  
Refurbishment to suit.

Phase 5

Up to 18 acres of open storage.  
Build to suit.





## CONTACTS

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