

# OUR RESPONSIBLE DEVELOPMENT AT BEDFORD

Our objective is to responsibly develop a high quality sustainable logistics park, let to strong and growing businesses that will generate employment and opportunity for Bedford.



## 40 ACRE DEVELOPMENT SITE

LondonMetric in conjunction with Graftongate was selected as the local authority's preferred development partner in 2013 and subsequently agreed to acquire the site in November 2014. The site was purchased unconditionally once planning was approved in November 2017.

## PHASE 1 TOTALLING 188,000 sq ft

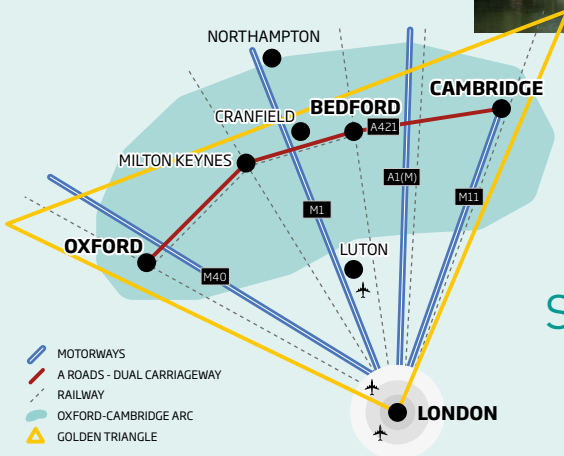
Construction of three smaller warehouses commenced in June 2018 on a speculative basis. 73% of the development was pre-let ahead of construction works completing.

## PHASE 2 POTENTIAL OF c.500,000 sq ft

Construction of two larger warehouses is planned upon occupier commitment.



## BEDFORD AS AN ATTRACTIVE DISTRIBUTION LOCATION



## STRATEGICALLY LINKED

Growing location for distribution and a premium workplace

LondonMetric recognised the potential of Bedford early on and, in 2013, acquired the Argos distribution centre in Marsh Leys, adjacent to the BedfordLink site.

Bedford is an attractive distribution hub for occupiers, providing them with quick access to London in under an hour. It also provides business resilience from its equidistant location along the A421, an important and recently upgraded link road that connects the M1 and A1 and is at the heart of the Oxford to Cambridge growth corridor.

Whilst Bedford is only 10 miles away from Milton Keynes, arguably the most prestigious distribution location in the UK, rents are materially cheaper in Bedford and there is a better and more cost effective availability of labour. The town centre is just 20 minutes by bicycle and bus, which is highly attractive to prospective employees.

Consequently, blue chip companies such as Sainsbury's, Argos, Asda, Aldi, B&M and XPO have established a significant distribution presence in the area and there was a particularly strong take up of warehousing recorded in and around Bedford during 2018.

## WORKING CLOSELY WITH THE LOCAL AUTHORITY TO BENEFIT THE LOCAL AREA

Bedford council has been closely involved in the project reflecting the importance of BedfordLink to the local area. We have formed a strong relationship with them to ensure that we meet their objectives of attracting local investment, creating local jobs and providing a balanced approach to growth for Bedford.

Once completed, LondonMetric is expected to have invested £66 million in the development, significantly upscaled the infrastructure of the area as well as created a number of local construction jobs. As occupiers take occupation, they will also spend significant amounts fitting out their warehouses, typically representing 0.5-2.0x the build cost.

The development is expected to create 1,000 permanent jobs across a range of careers with occupiers signing long term leases on the warehouses, typically 10-15 years. It is also expected to generate £2.3m per annum in business rates.

**£66m**  
Investment by LondonMetric

**1,000**  
Permanent jobs expected to be created

**£2m**  
Business rates expected to be generated annually

**THE FUTURE IS BRIGHT THE FUTURE IS BEDFORD**



1,750 new homes to be built yearly in Bedfordshire



74 state schools and 10 private

**BEDFORD RATED A GREAT PLACE TO LIVE**

THE SUNDAY TIMES APRIL, 2018



Population growth of 8% over 5 years



Bedford has over 2,350 areas of green space



This welcome investment is further recognition of Bedford Borough's status as a strategic location for business. There was a lot of interest in this site which demonstrates its attractiveness and its very favourable location. I look forward to the completion of the construction work and the many jobs that will be created for local people.

**Dave Hodgson**

The Mayor of Bedford, commenting on the ceremony to mark the start of construction on site

## DEVELOPING RESPONSIBLY TO MEET THE NEEDS OF OUR OCCUPIERS, THEIR WORKFORCE AND THE LOCAL COMMUNITY

We spent three years working up the development to design and agree a scheme that would meet the requirements of occupiers, local residents and planners.



### MODERN, EFFICIENT WORKSPACE

The development has been designed by UMC Architects to provide varied warehousing space by size and type to generate a softer logistics environment with a contemporary and campus feel, respectful of the local community.

The buildings have been designed with the following characteristics:

- BREEM Very Good
- EPC rating of A
- Eaves heights of between 12m to 18m
- C.10% rooflights
- Roofs designed for solar installation
- Provision of electric vehicle charge points

Following site acquisition in 2017, six months of enabling works were undertaken. This consisted of a balanced cut and fill of the site, construction of a new dedicated entrance and installation of first phase infrastructure, principally on site drainage, attenuation and off site power.

The contractor, Winvic, was then appointed to deliver Phase 1 of the project totalling 188,000 sq ft of warehousing. Winvic have performed well throughout the project and we worked closely with them to ensure that they met our high standards.



### ATTRACTING LOCAL EMPLOYEES

Employee wellbeing is of critical consideration for occupiers to attract workers. The site has been designed to provide an open and landscaped space with water features, integrated pedestrian and cycle routes surrounding each building.

Ease of access to work is particularly critical and, with the majority of employees at nearby warehouses travelling to work by bicycle, provision of cycle routes was essential. LondonMetric published a Health & Wellbeing pack for occupiers to help them in their considerations.



### CONSIDERING THE LOCAL COMMUNITY

From the outset, there has been significant consultation with residents. During development, Winvic were praised by Considerate Constructors for exceptional community engagement, citing:

- Neighbourhood letter drops and satisfaction survey, with no negative feedback
- Daily logistics meetings to minimise disruption as well as a behaviour programme for workers to promote courtesy
- Support of local charities and schools, including a site visit and assistance to improve school facilities e.g. cycle shelter
- That 75% of workers were from the local area
- Following completion of Phase 1, LondonMetric are continuing this good engagement