

## WOODLANDS ESTATE, BIGGLESWADE, BEDFORDSHIRE



Over the past 20 months, Barnack Estates UK Ltd who are highly skilled in building industrial estates in the region, have been constructing this brand-new flexible accommodation on the Woodlands Estate which consists of warehouses, distribution hubs, and workshops. Spanning across 6 acres, this site provides 98,050sqft of high quality, easily accessible, industrial employment space in a strategic location.

Involved at the start of the process, DLA Town Planning successfully obtained planning permission in 2018 at this site which enabled the process of construction to start. Both Barnack Estates and DLA worked closely alongside Central Bedfordshire Council, who are the Local Planning Authority in this area. Having this close communication allowed for the successful planning and implementation of key infrastructural and landscape requirements for this site.

**“It has been a breath of Fresh air to work with an Authority that is supportive of sustainable growth that creates jobs and tax income.” -Rob Facer, Chairman of Barnack Estates UK Ltd**



As of June 2021, over 70% of the units are now occupied and the remaining units have been committed to. There is no doubt as to why there is a very strong demand for these units; all units are built to a very high specification and are designed to meet the demands of the market, including size, height, style, and accommodation. Moreover, the site is in a strategic position adjacent to the A1, which provides excellent links to both the north and south, and the M1 and A421 for routes through Milton Keynes and Bedford. It is not surprising that The Woodlands Estate has attracted businesses from London and has enabled the expansion of such businesses, despite Coronavirus.

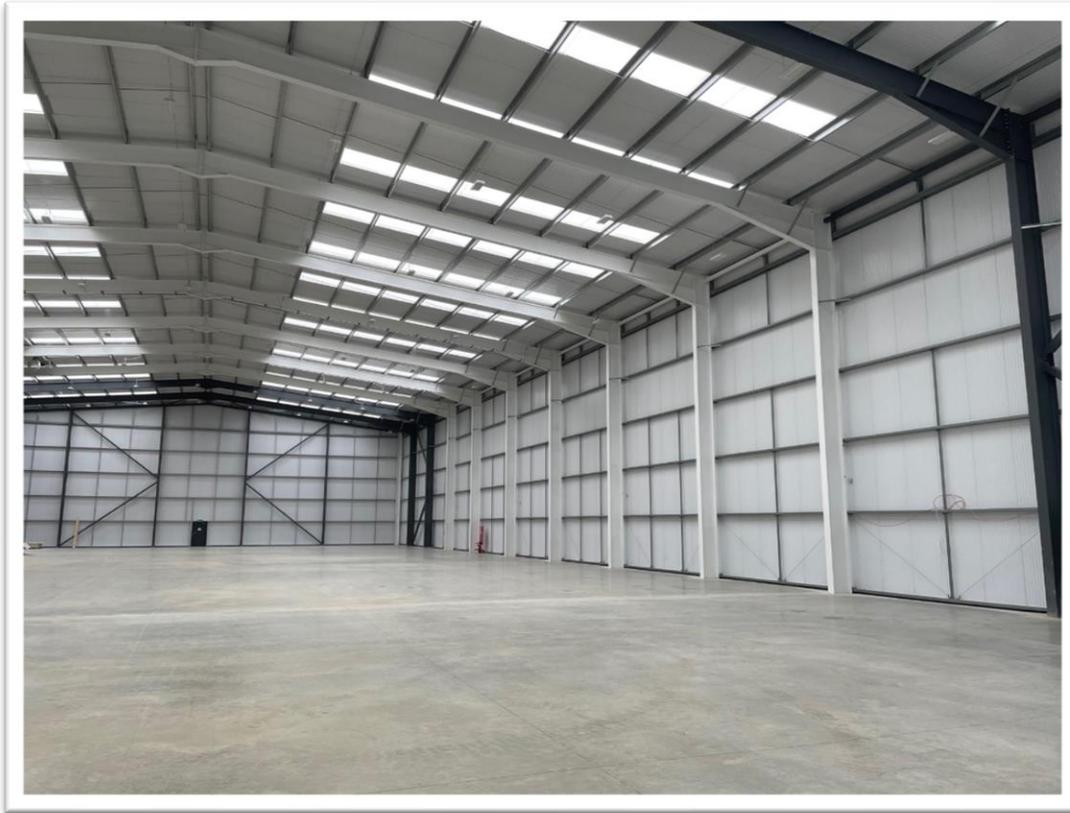
**“We are delighted to have completed such a quality project and to be able to provide businesses with expansion locations.”**

**-Rob Facer, Chairman of Barnack Estates UK Ltd**



**“Solai value their partnership with Barnack and share their vision for economic growth in Central Bedfordshire. We are grateful to the Local Authority for their enlightened and pragmatic approach to the development of commercial buildings at Woodlands. Continued collaboration is vital to the economic and social wellbeing of the area.” -Nigel Fletcher, Solai Holdings**

An example of one of those businesses that has been attracted to the site, is Unisnacks, a global snack food distributor to Europe. Unisnacks have expanded from their North London site to the Woodlands Estate, providing over 100 jobs in the area. S and S Home Supplies Ltd, who supply building materials have relocated to the Woodlands Estate from North London. They occupy 29,585sq ft which includes offices on three floors, and have provided around 70 jobs.



**“We’re thrilled to see this development come to fruition, especially after a challenging 18 months for our businesses and residents following the Covid-19 pandemic. This project supports the Council’s 2050 Vision and Economic Strategy, by investing in infrastructure to create sustainable places and skills for the future. Our unique location in one of the UK’s most important growth areas supports our drive for innovation and ambition to enable people to live more prosperously whilst retaining and protecting our special landscape. Our communities are at the forefront of our ethos to create a place where businesses and people can thrive.”** *-Cllr Kevin Collins, Executive Member for Planning & Regeneration, Central Bedfordshire Council*



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