

Units to let between 500 - 7000 sq ft

in the heart of Bedford, with 15m town centre footfall







NOW COMPLETE

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Swiggle.





























15m town centre footfall



7.8m



35 minutes London Kings Cross



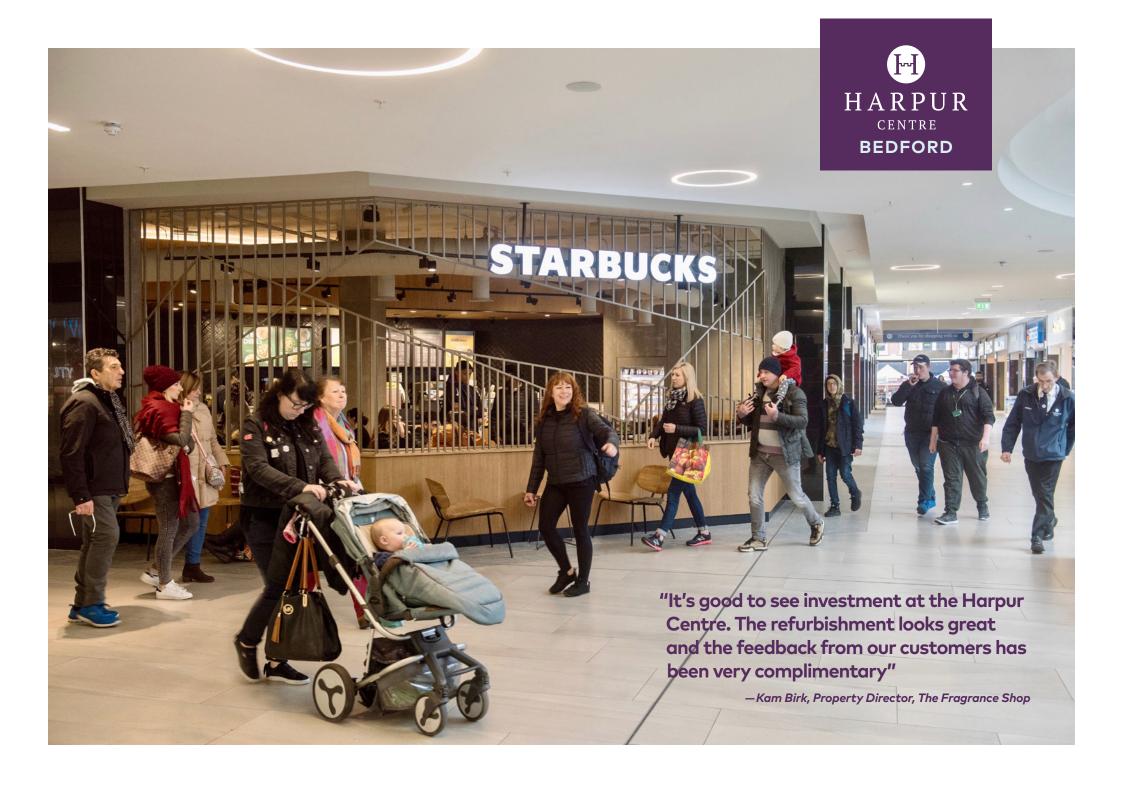
Neighbouring Leisure Scheme

Vue 7 screen cinema and restaurants opposite centre



11,000

students study at Bedford College, with new pedestrian bridge link leading to Harpur Centre





Bedford is a strong and growing local economy



WHO SHOPS HERE?

- Primary catchment area is 314,000
- AB groups represent 26% of the population which is 18% higher than the UK average
- Town centre footfall is in excess of 15 million visits per annum
- 38% of residents are educated to degree level
- 42% of households have two cars

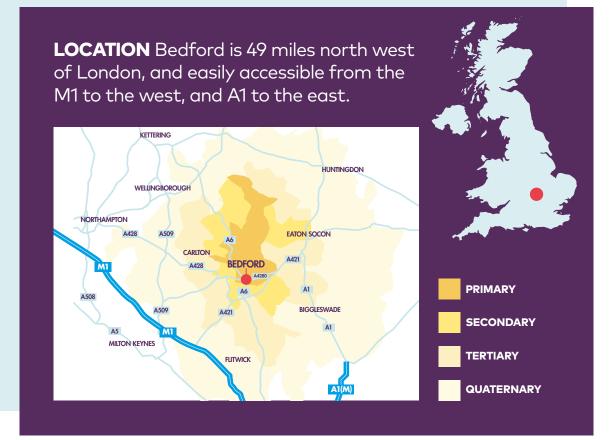


£36m

Riverside Bedford mixed use scheme opened Autumn 2017 including Vue and 6 restaurants £5_m

investment in refurbishment of Harpur Centre completed Spring 2019 17,570

new homes in Bedford to be delivered in Local Plan, adding around 48,000 people to the population





AVAILABLE UNITS

	IT.	

GF **540 sq ft** (50 sq m) FF **332 sq ft** (31 sq m)

UNIT 13

GF **969 sq ft** (90 sq m) FF **543 sq ft** (50 sq m)

UNIT 14/15

GF **4,139 sq ft** (385 sq m) FF **2,901 sq ft** (270 sq m)

UNIT 17B

GF **656 sq ft** (61 sq m)

GF **1,676** sq ft (156 sq m) FF

LUNSONMITCHENALL

020 7478 4950

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UNIT 10N

GF **956 sq ft** (89 sq m) FF **666 sq ft** (62 sq m)

UNIT 10S

GF **955 sq ft** (89 sq m) FF **721 sq ft** (67 sq m)

Units could be amalgamated to create one unit with A3 consent

2,000 sq ft (186 sq m)

1,500 sq ft (139 sq m)

UNIT 29

920 sq ft (85sq m)

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