

MARSTON PARK NORTH MARSTON MORETAINE BEDFORD MK43 0LE



- 743 - 3,350 sq.ft (69 - 311 sq.metres)
- Ground floor cafe/retail opportunity
- Planning for Use Classes A1/A2/A3/A4 and A5
- Available as a single unit, or smaller units
- Part of a development of 530 new homes

01908 061260

Suite B/G Witan Studios, Witan Gate
Central Milton Keynes, MK9 1EJ

brayfoxsmith.com

RETAIL OPPORTUNITY

MARSTON PARK NORTH (LOCAL CENTRE)

MARSTON MORETAINE, BEDFORD MK43 0LE



Location:

Marston Park in Marston Moretaine is situated in the heart of the Marston Vale lying 5 miles to the West of Bedford accessed from the A421 dual carriageway which links Bedford to the M1 motorway and Milton Keynes.

Marston Park lies to the east of the existing village and benefits from immediate access to the Millennium Country Park and the Marston Vale Forest Centre.



Description:

Marston Park is a new housing development comprising a 26.7ha new development delivering 530 new houses, three hectares of employment land, a new local centre, a primary school and community facilities.

The development comprises ground floor retail space with two floors of residential apartments above.

The ground floor space would be ideal for a small retail units, or cafe with access to a wealth of residents in the immediate vicinity.

- Excellent retail or cafe opportunity
- Available as one unit, or in part.
- New construction - available in Q1 2021
- Parking for 12 spaces (inc Disabled)
- Rack for 6x bicycles

Accommodation:

The ground floor cafe/shop area comprises the following units:

	sq ft	sq m
Ground (Retail Unit No1)	734	69
Ground (Retail Unit No2)	2,605	242
Total floor area	3,350	311

VAT:

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Business Rates:

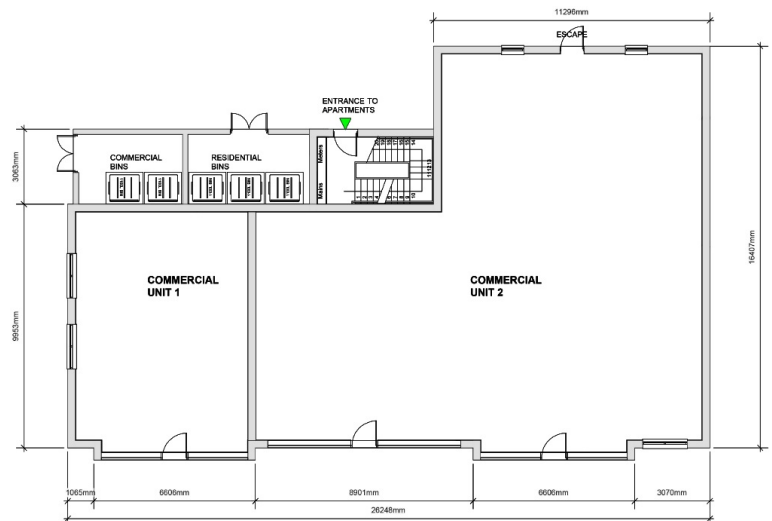
Interested parties will need to make their own enquiries with Central Bedfordshire Council regarding the implications of business rates – Tel 0300 300 8000.

Terms:

The premises are available on a new lease on terms to be agreed.

Legal Costs:

Each party will bear their own legal costs.



June 2020

Ian Leather

DDi: 01908 061261

E: ianleather@brayfoxsmith.com

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