



HARPUR
CENTRE

BEDFORD MK40 1TJ

Units to let between 500 – 7000 sq ft
in the heart of Bedford, with 15m town centre footfall



£5M
INVESTMENT
NOW COMPLETE

PRIMARK®



PANDORA
UNFORGETTABLE MOMENTS



smiggle

WHSmith

Superdrug

The Fragrance Shop



HARPUR
CENTRE
BEDFORD



key info



15m
town centre
footfall



7.8m
catchment



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





HARPUR
CENTRE
BEDFORD

STARBUCKS

"It's good to see investment at the Harpur Centre. The refurbishment looks great and the feedback from our customers has been very complimentary"

— Kam Birk, Property Director, The Fragrance Shop



HARPUR
CENTRE
BEDFORD

Bedford is a strong and growing local economy



New bridge provides pedestrian link for Council offices and students between college and Harpur/Town Centre

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



Al fresco dining is enjoyed at Riverside

£36m

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

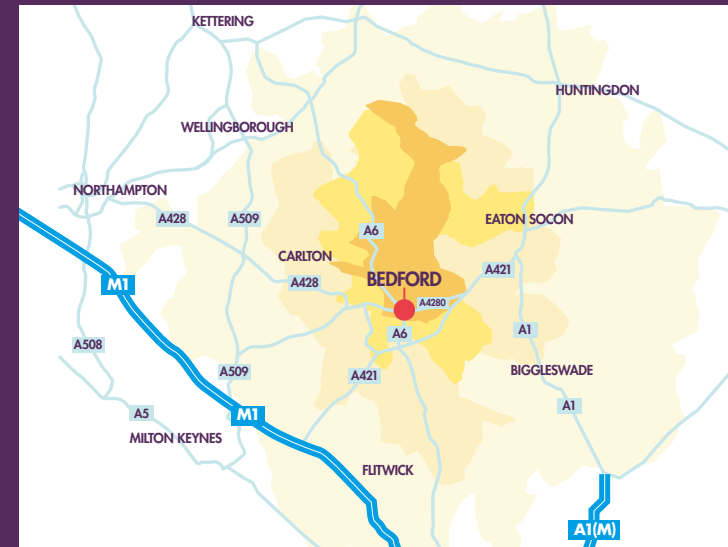
£5m

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

LOCATION Bedford is 49 miles north west of London, and easily accessible from the M1 to the west, and A1 to the east.



- PRIMARY
- SECONDARY
- TERTIARY
- QUATERNARY



HARPUR CENTRE BEDFORD

AVAILABLE UNITS

UNIT 4

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)

UNIT 29

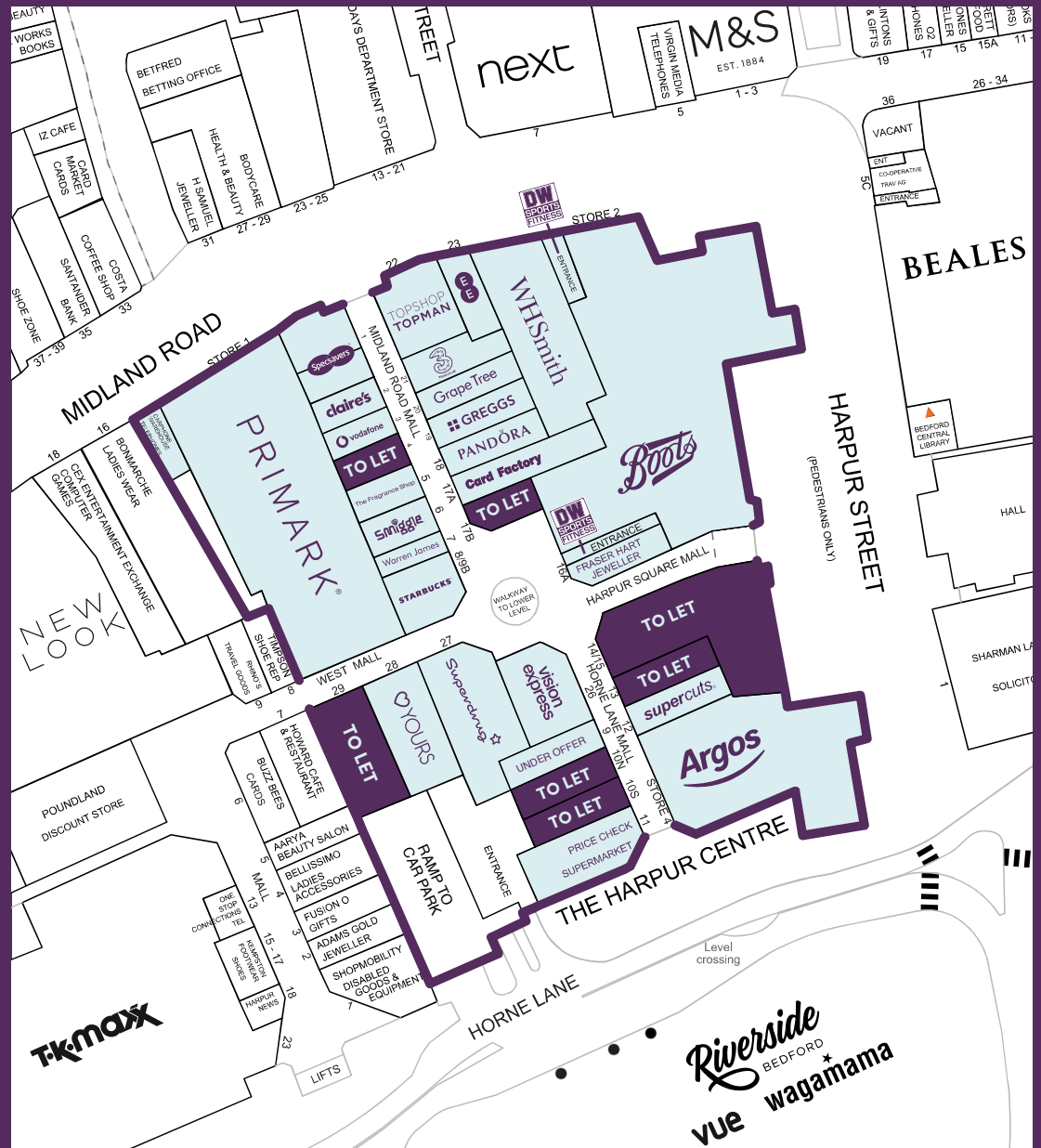
GF 1,676 sq ft (156 sq m)

FF 920 sq ft (85sq m)

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

GF	2,000 sq ft (186 sq m)
FF	1,500 sq ft (139 sq m)



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