

CENTRE

# Units to let between 500 - 7000 sq ft

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







**NOW COMPLETE** 

**PRIMARK®** 

Swiggle.





























15m town centre footfall



7.8m



35 minutes London Kings Cross



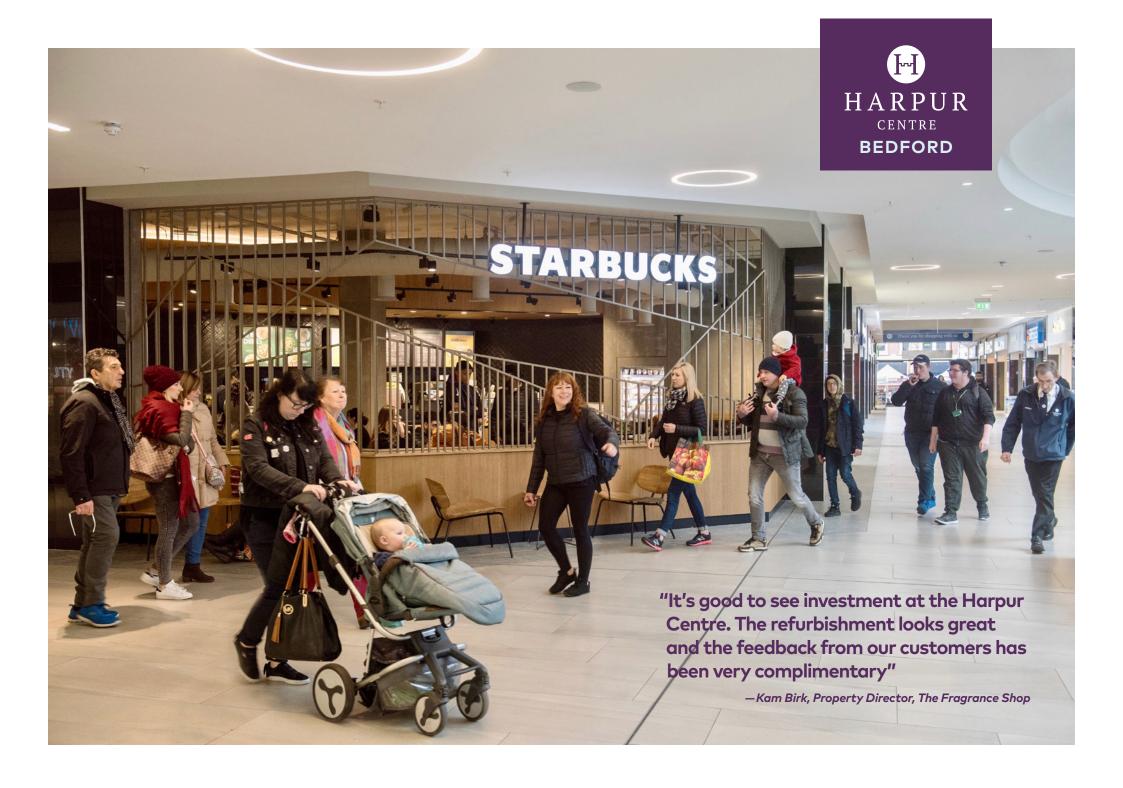
### Neighbouring Leisure Scheme

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

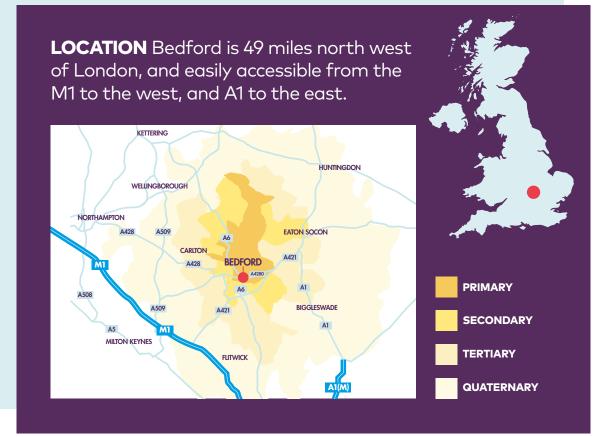
Riverside Bedford mixed use scheme opened Autumn 2017 including Vue and 6 restaurants

£5<sub>m</sub>

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**

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GF	<b>540 sq ft</b> (50 sq m)
FF	<b>332 sq ft</b> (31 sq m)

#### **UNIT 13**

GF	<b>969 sq ft</b> (90 sq m)
FF	<b>543 sq ft</b> (50 sq m)

#### **UNIT 14/15**

GF	<b>4,139 sq ft</b> (385 sq m)
FF	<b>2,901 sq ft</b> (270 sq m)

#### UNIT 17B

GF	<b>656 sq ft</b> (61 sq m)
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#### **UNIT 29**

GF	<b>1,676 sq ft</b> (156 sq m)
FF	<b>920 sa ft</b> (85sa m)

#### UNIT 10N

GF	<b>956 sq ft</b> (89 sq m)		
FF	<b>666 sa ft</b> (62 sa m)		

#### **UNIT 10S**

GF	<b>955 sq ft</b> (89 sq m)
FF	<b>721 sq ft</b> (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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