



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 (85 sq 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)

**LUNSONMITCHENALL**

**020 7478 4950**

LUNSON-MITCHENALL.CO.UK

JAMES MOSS

020 7478 4961

jamesm@lunson-mitchenall.co.uk

**bf.**  
brasier freeth

**0203 828 8530**  
brasierfreeth.com

DAMIAN SUMNER

020 3828 8542

damian.sumner@brasierfreeth.com

