

EXPECTED PC
Q3 2024

NEW BUILD UNITS

2,914 - 6,553 ft²



LAST THREE
REMAINING
NEW UNITS



EASY ACCESS
FROM
LONDON ROAD



ESTABLISHED
TRADE COUNTER
LOCATION

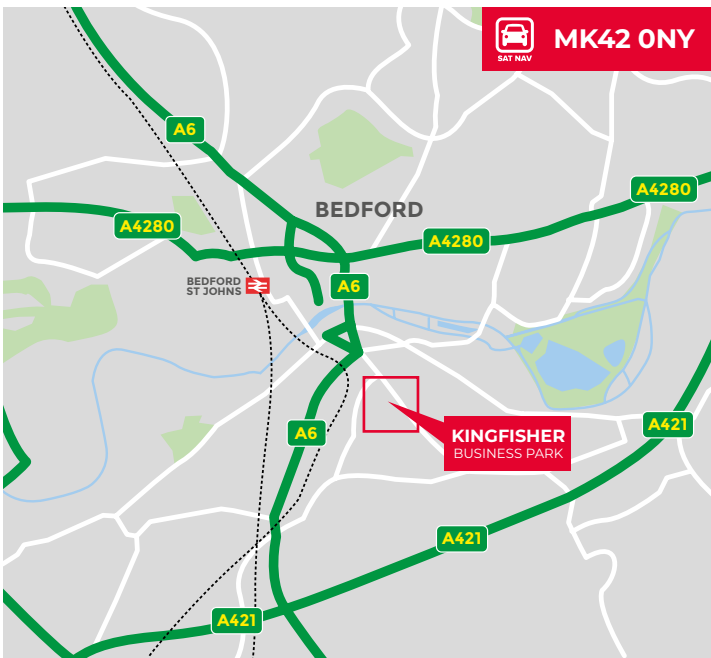


www.ipif.com/bedford

TRADE COUNTER / SHOWROOM UNITS TO LET

KINGFISHER BUSINESS PARK
LONDON ROAD, BEDFORD, MK42 0NY

IPIF

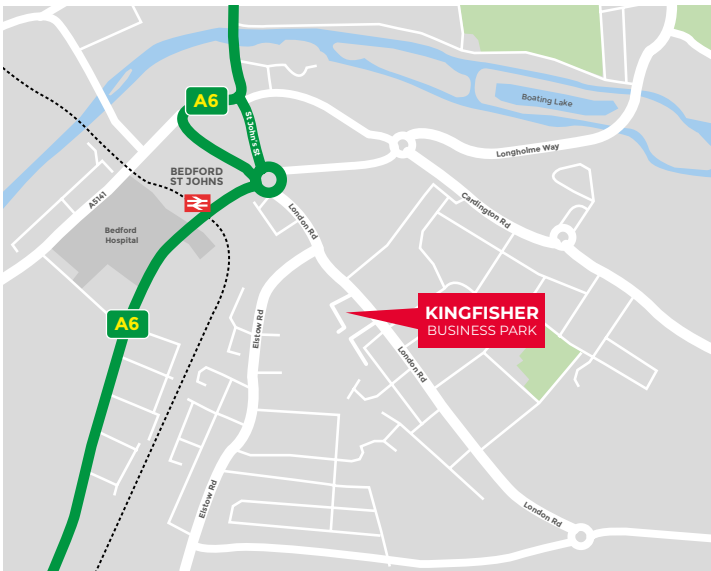
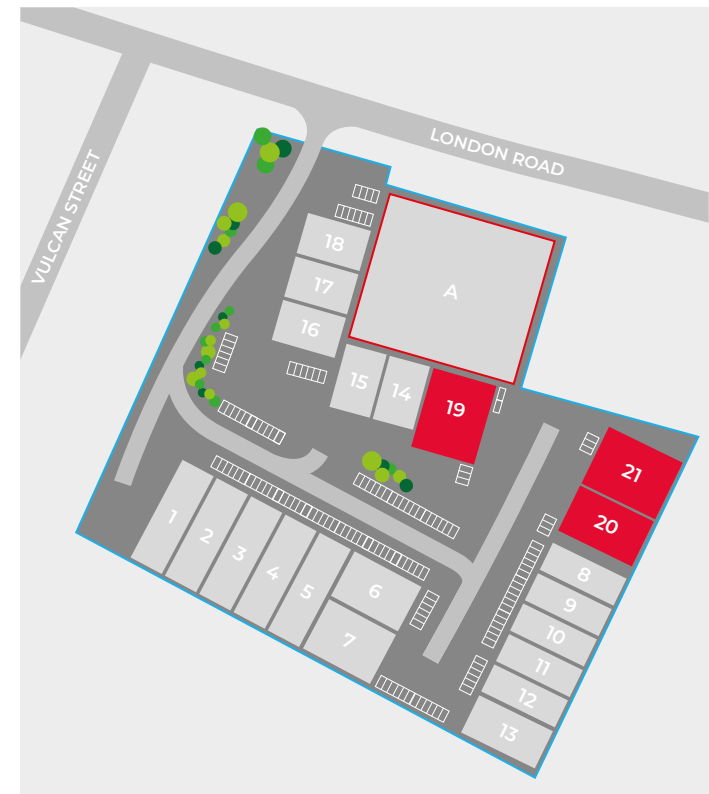


LOCATION

Bedford is located approximately 50 miles north of London, 10 miles east from Junction 13 of the M1 Motorway and 9 miles west of the A1 via the A600 London Road. Kingfisher Business Park is prominently located on the A600 London Road, only a short distance from Bedford Town Centre and St Johns Out of Town Retail Park. Access into Kingfisher Business Park is direct from the A600 London Road.

DESCRIPTION

The last 3 new trade counter units form part of the larger Kingfisher Business Park. National occupiers include Screwfix, Sure Store, Crown Centres, Al-Murad, Electric Center, Eurocell and Dulux Decorating Centres amongst others. Unit 20 is mid terrace and Units 19 and 21 are at the end of the terrace, on ground floor only, with glazed screens, customer entrance doors and a front-loading door. The units benefit from excellent signage potential and customer parking.



SPECIFICATION

- Modern purpose-built trade counter
- Prime trade park location
- Adjacent to national trade occupiers
- Easy customer access
- Ample customer parking

TENURE

New lease terms available.

BUSINESS RATES

Available upon request.

ENERGY PERFORMANCE RATING

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

On behalf of the landlord

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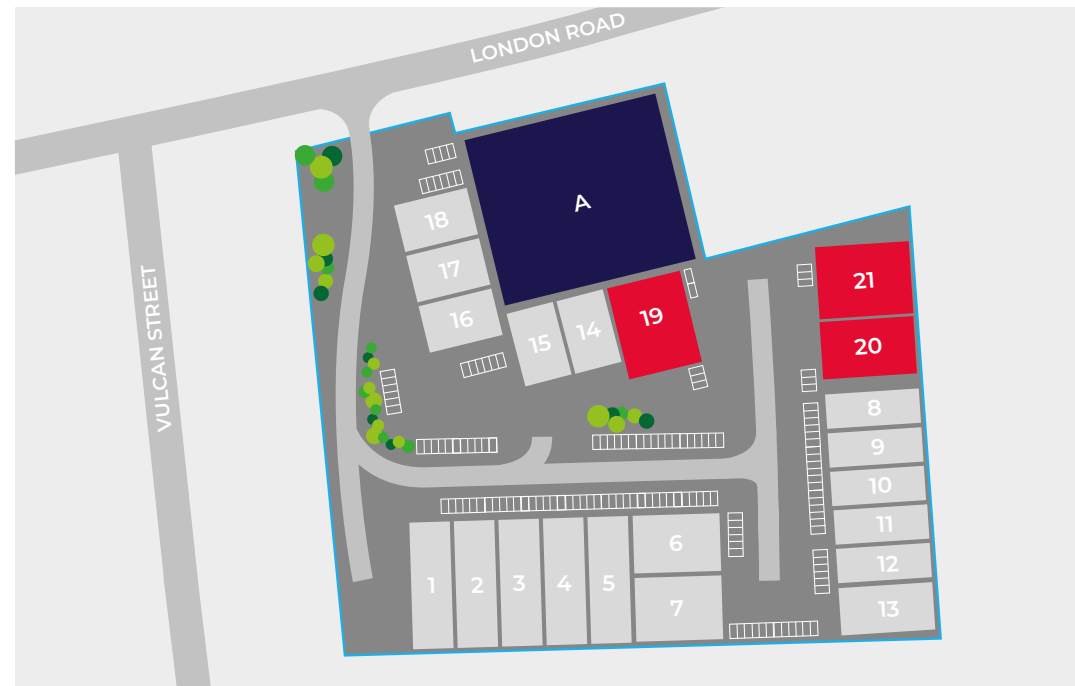
KINGFISHER BUSINESS PARK

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ACCOMMODATION

Available accommodation comprises the following gross external areas:

UNIT A	ft ²	m ²
Warehouse	PRE-LET TO SURESTORE	
UNIT 19		
Warehouse	4,741	440.4
UNIT 20		
Warehouse	2,914	270.7
UNIT 21		
Warehouse	3,639	338.1
UNIT 20 & 21 COMBINED TOTAL	6,553	608.8



On behalf of the landlord



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