

# Bedford's Premier Leisure Destination



# BEDFORD

**RIVERSIDE NORTH**

green&partners

**Kirkby  
Diamond**



# Location

Bedford is the **major commercial centre** in Bedfordshire and the south-east of England.

The town is located approximately 51 miles (82km) north of Central London, 30 miles (48km) west of Cambridge and 21 miles (34km) south-east of Birmingham.



## By Road

The asset is strategically located between the major arterial routes of the A1 and M1, some 10 miles (16km) to the east and west respectively. The A421 southern bypass is a primary link between the A1 and M1.



## By Rail

There are fast and frequent services to London St Pancras International with a fastest journey time of 39 minutes. Bedford Train Station is within a 10-minute walk from the property. The train station provides additional direct services to Nottingham, Leicester and Gatwick Airport.



## By Air

London Luton International Airport is located approximately 20 miles (32 km) to the south. London Heathrow, the UK's busiest airport, is located some 61 miles (98km) to the south, while London Gatwick Airport is located 96 miles to the south. There is also a direct train from Bedford Station in an average journey time of 1hr 45 minutes.



**Popular Commuter Town - 6 trains an hour to London St Pancras in a fastest journey time of 39 minutes.**





Circa  
**£1bn**  
**Retail and  
Leisure Spend**

in Bedford.  
Above the  
National Average  
per capita.

## Demographics & Local Economy



Bedford has a  
**primary catchment** of  
approximately **300,000**



Bedford has a **significantly  
higher than average**  
number of working adults.



**Excellent transport  
connections** coupled with  
**increasing residential  
provision**, has led to  
Bedford becoming one of  
the country's most popular  
commuter towns.



Bedford is projected to see  
**significantly above average  
growth in population** over  
the period 2020-2025



Bedford is home to  
**four private schools** run by  
the Harper Trust.



**Universal Studio**  
theme park planned.



## Situation

Bedford Riverside is situated on the north bank of the River Great Ouse, to the south of The Harpur Shopping Centre. The property sits within close proximity to the Corn Exchange Theatre, St Paul's Church and Bedford Town Hall. Bedford College and Bedford Borough Council building are located directly opposite the holding and accessed via a footbridge over the River.

Parking is easily found opposite, within the 465 space, multi-storey River Street Car Park, above the Harpur Centre.

Premier Inn's are entitled to use up to 100 car parking spaces within this council owned facility under the terms of their lease.

**Bedford's  
premier  
leisure  
destination**







## Unit 4a

Area:	3,652 sq ft
Quoting Rent:	£45,000 per annum exclusive
Service Charge:	£2,755
Insurance:	£1,119

## Unit 4b2

Area:	2,426 sq ft
Quoting Rent:	£30,000 per annum exclusive
Service Charge:	£1,655
Insurance:	£718

## Unit 5a

Area:	4,137 sq ft
Quoting Rent:	£60,000 per annum exclusive
Service Charge:	£3,011
Insurance:	£1,223

Rates information available upon application.











## Terms:

The premises will be available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

## Planning:

The units currently benefit from 'Class E consent'. Alternative use classes will be considered subject to planning permission.

## Legal Costs:

Each party is to be responsible for their own legal costs incurred in the transaction.

## Timing:

The units are available immediately.

## VAT:

All figures quoted are exclusive of VAT.

## EPC

A full suite of EPC's are available upon request.

## Contacts

For further information or to arrange an inspection, please contact:

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**Kirkby  
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