

DEVELOPMENT LAND FOR SALE FREEHOLD

ARQIVA PARK \ \ INTERCHANGE WAY \ \ KEMPSTON \ \ BEDFORD \ \ MK42 7AZ

4 HA
10.6 ACRES
(GROSS DEVELOPABLE AREA)



Boundary is approximate

Outline Planning Permission for up to 100,000 sq ft of warehouse, storage and distribution (B8 use) with ancillary offices

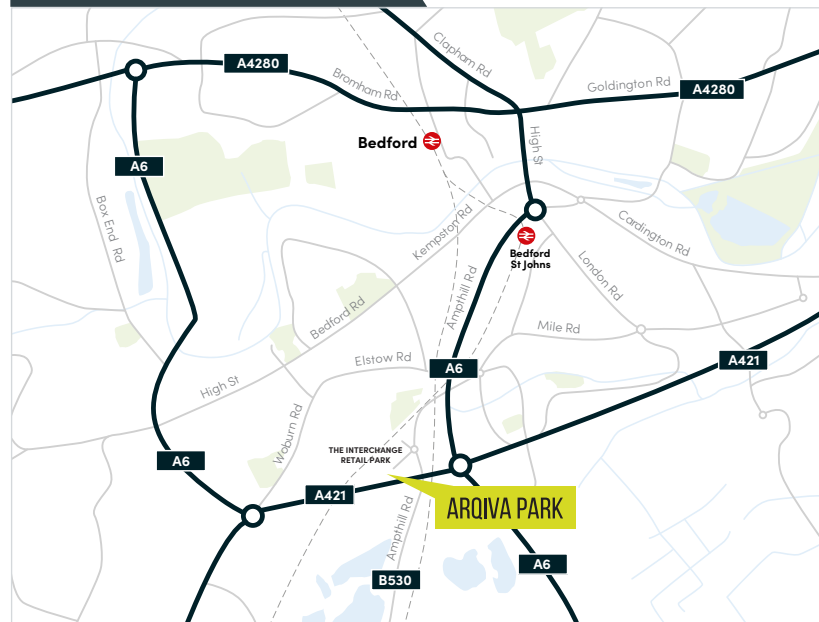
LOCATION

The site is located adjacent to Interchange Retail Park Kempston off the B530 Ampthill Road, to the south of Bedford Town Centre. It benefits from fast access to the main road network particularly via the A421 Bedford Bypass and the A6.

Bedford is located approximately 60 miles north of London with the principal road access via the M1 and A1. Bedford station provides a direct service to London St Pancras International and Kings Cross.



POST CODE. MK42 7AZ



Bedford Town Centre	2.8 miles
Bedford Railway Station	2.8 miles

Travel Distances by Road

A421 junction with A6	1.3 miles
M1 J13 via A421	10 miles
A1 Black Cat Roundabout via A421	11 miles
A1 Sandy via A603	9 miles

Rail from Bedford Midland Station

Luton	13 minutes
Luton Airport Parkway	17 minutes
London St Pancras	38 minutes

Source National Rail Enquiries

Airports

London Luton	21 miles via A6 28 miles via M1
London Heathrow	57 miles
Birmingham International	74 miles



BEDFORD TOWN CENTRE

A6

BLACK CAT ROUNDABOUT

B&O

A6

LUTON

Interchange Retail Park

Elstow Interchange

ARQIVA PARK

A421

M1 JCT 13

Boundary is approximate

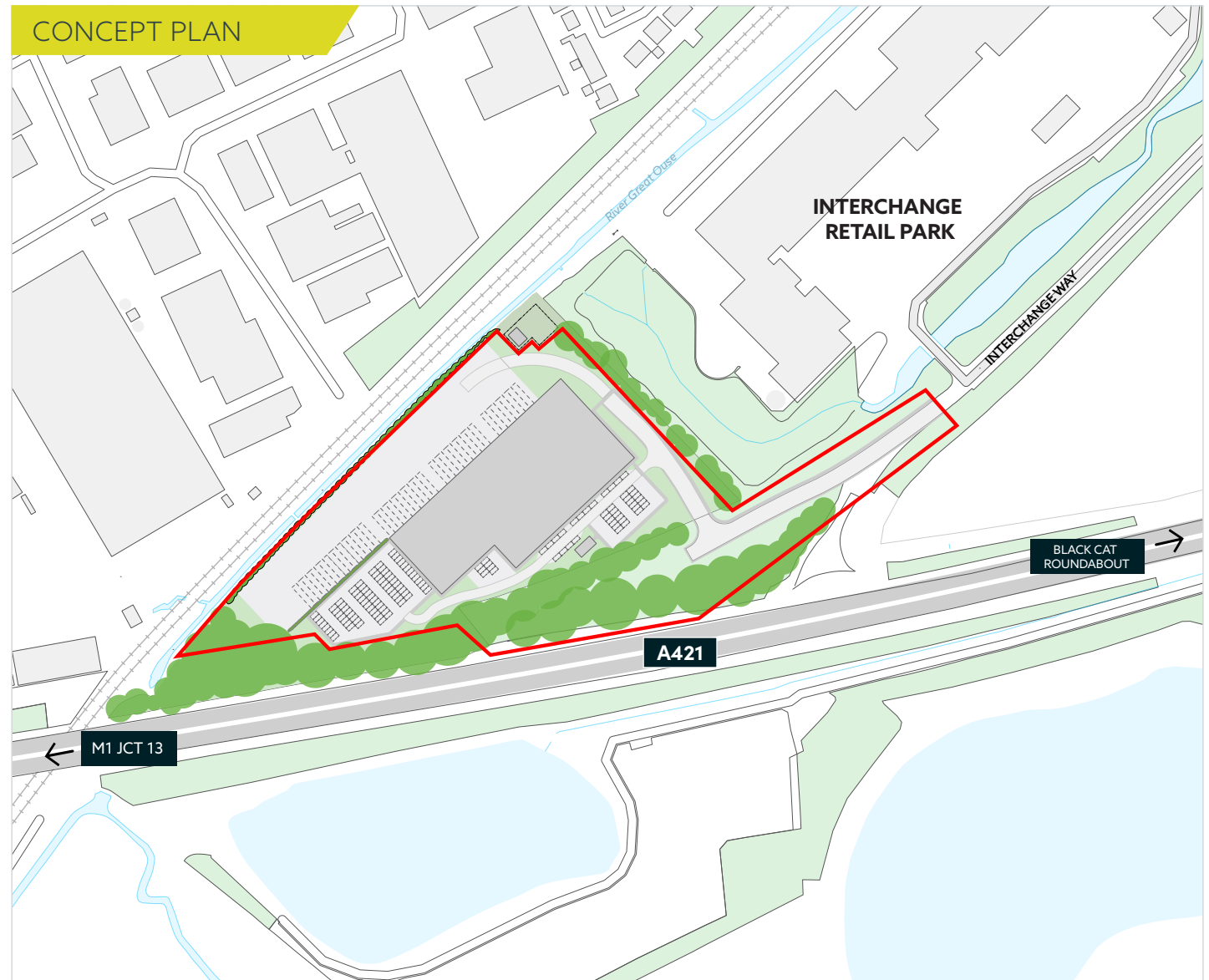
PLANNING

Outline planning permission with all matters reserved except access for up to 100,000 sq ft of warehouse, storage and distribution (B8 use) with ancillary offices. Planning can be found on the Bedford Borough Council planning portal under the planning reference 22/02684/MDC3.

No CIL contributions need to be made.

SITE

4 Hectares / 10.6 Acres (GDA)



Occupiers of the adjacent retail parks include:



INTERCHANGE RETAIL PARK



TENURE

Freehold.

The land is held in two ownerships with both parties seeking a joint and simultaneous sale of their respective interests.

A 5 year agreement between Network Rail Infrastructure Limited and Arqiva Limited dated 28/02/2019 has been signed dealing with the construction of a new pedestrian footbridge over the adjacent railway line. A copy of this agreement is available.

Initial offers will be invited by Informal Tender on a date to be confirmed.

DATA ROOM

All planning, technical and legal information is included within the Data Room. Please Contact Alex Jenden for login information to access the data room.

VAT

We understand that there has been an election to charge VAT.



VIEWINGS

Viewing is strictly by prior appointment with the joint agents Kirkby Diamond and Compass Land and Development. Questions and Expressions of Interest should be sent to:



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