

TO LET

5,522 Sq Ft (512.99 Sq M)

- Wrap-around frontage.
- Large open plan unit with ancillary space.
- Suitable for a variety of uses from hospitality to leisure.



Unit 4 Aspects Leisure Centre

Newnham Avenue, Bedford, MK41 9LN



LOCATION

- 1.8 miles from Bedford Town Centre
- 2.4 miles from Bedford Railway Station
- Situated opposite the former-Cineworld.
- Aspects is also home to Club 2000 Bingo, DW Fitness First & McDonald's.

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Google Maps

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DESCRIPTION

- Prominent corner position with extensive wrap-around frontage enhances visibility and branding opportunities.
- Versatile accommodation suitable for a range of uses including hospitality, leisure, retail, or experiential concepts.
- Generous ceiling heights and predominantly open-plan layout offer flexibility for internal configuration
- Positioned directly opposite the former Cineworld site, benefitting from high footfall and proximity to other established leisure operators.

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £55,000. VAT is payable

ACCOMMODATION

Total **512.99 SQ M** **5,522 SQ FT**

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

Service Charge: Available upon request

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