

INVESTMENT FOR SALE



52 Harrowden Road
Bedford
Bedfordshire
MK42 0SP

Industrial Investment Opportunity

26,235 sq. ft (2,437.32 m²) excl. residential

- Development Potential STPP.
- Fully Let.
- Excellent Connectivity.
- Asset Management Potential.
- 8.9% Gross Yield

Location

Harrowden Road in Bedford is a well-connected location, offering convenient access to major road and transport networks. Situated to the southeast of Bedford town centre, it is close to the A421, which provides a direct route to the M1 motorway to the west and the A1 to the east. These major routes connect Bedford to key destinations such as Milton Keynes, London, and Cambridge, making Harrowden Road an attractive location for business and commuters alike.

Additionally, Bedford Railway Station is just a short drive away, offering regular services to London St Pancras, making it an ideal spot for those needing to travel to the capital. The area is also served by local bus routes enhancing connectivity within Bedford and surrounding areas. This combination of road and rail links, ensures that Harrowden Road is well-positioned for both local and regional access, making it a desirable location for residential and commercial purposes.

Terms

The premises are to be sold on a freehold basis for offers in the region of **£2,200,000 exclusive**.

VAT

Intending occupiers / purchasers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

Business Rates

Rateable Values as follows:

Former Bakery	£16,250
CPP Service Centre	£ 7,700
MOT & Service Centre	£ 8,300
Office at Bakery	£ 3,750
Warehouse at 52	£88,500

The residential element has a council tax band of A.

Description

This substantial industrial property presents a compelling investment, offering 25,509 sq. ft. of versatile space on a 1.67-acre plot within a well-established industrial hub. Boasting strong tenant demand and excellent accessibility, this asset delivers both stability and future growth potential.

The investment comprises three main buildings, currently occupied by three commercial tenants, along with a residential unit on the first floor of the central block.

Generating a secure annual income of **£164,490** pax, rising to **£168,390** by July 2025, with built-in rental growth to **£206,020** pax by July 2026, the property benefits from long-term leases with reliable tenants, ensuring consistent returns.

The sale includes an additional 0.2-acre plot, providing potential to unlock further value.

Viewings

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52 Harrowden Road													
Property Location	Tenant	Lease Term	Next Review	Next Break	Lease	Current Rent PA	Rent PA @ July 2025	Rent PA @ July 2026**	Current Rent Per Sq M/Sq Ft	Rent per Sq Ft subject to most recent rental increases	Floor Areas	Outside LL/Ten Act	Comments
Former Bakery	Allen BJJ Limited (Allen BJJ)	15.8.24 10 years	15.8.29 5 years Open Market	14.8.29	14.8.34	£32,500	£32,500	£32,500	8.54 Sq Ft 91.96 Sq M	8.54 Sq Ft 91.96 Sq M	3,804 SqFt 353.40 SqM	Yes	
1 st Floor Flat	Private Individual	6 months AST	March 2026			£10,620	£10,620	£10,620			727 Sq Ft 67.53 Sq M	No	Yearly rental increases
MOT Garage & Premises	Harrowden Road MOT	24.7.19 10 years			23.7.29	£18,000	£21,900	£21,900	6.19 Sq Ft 66.59 Sq M	7.53 Sq Ft 81.01 Sq M	2,910 Sq Ft 270.33 Sq M	Yes	
Rear of Site	Skoulikas Bedford	7.7.21 10 years			6.7.31	£103,370	£103,370	£141,000	5.50 Sq Ft 59.20 Sq M	7.50 Sq Ft 80.75 Sq M	18,795 Sq Ft 1,746.05 Sq M	Yes	This tenant benefits from a rent discount of £25,842+VAT from 5th January 2026 to 5th July 2026. The tenant also receives a further discount of £35,250+VAT from 6th July 2026 to 5th October 2026.
Total for 52 Harrowden Road						£164,490	£168,390	£206,020			26,235.31 Sq Ft 2,437.32 Sq M		
** Subject to Legal Documentation													