

FOR SALE



3.5 Acres of Consented Development Land
Moulsoe Road
Cranfield Airport
Cranfield
Beds

- 3.5 acre development site with detailed planning consent for a new build R & D Centre and associated logistics building
- Benefiting from direct access onto Cranfield Airport

Location

The premises are located on Moulsoe Road in the Central Bedfordshire village of Cranfield.

Immediately to the north is Cranfield Airport with Cranfield University, the Aerospace Technical Institute, the Nissan Technical Centre and Cranfield Innovation Centre located close by.

The site benefits from fast access to J13 of the M1 approximately 4 miles to the west and the A421 that links to the A1 at the Black Cat Roundabout approximately 4 miles to the east.

Milton Keynes City Centre is easily accessible within 7 miles to the West.

Description

The site is of a predominantly triangular shape with a long frontage to Moulsoe Road. Of particular note and interest, it has direct access onto Cranfield Airport. Title No. BD353403.

The land has been granted detailed Planning Permission (CB/23/00409/FULL) for the development and erection of a Research & Development Building (eVTOL House) with a separate logistics building and access formation.

The consent provides for a total built area of 3,366 Sq M/36,300 Sq Ft.

Full details of the consent are available via Central Bedfordshire Council Planning portal. We understand that the consent requires the buildings to be used in conjunction with each other.

DISCLAIMER

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Terms

The land is available freehold at offers in excess of £3,000,000 exclusive.

VAT

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

Business Rates

Rateable Value - £TBA

Interested parties are advised to contact the relevant Local Authority.

Accommodation

eVTOL House

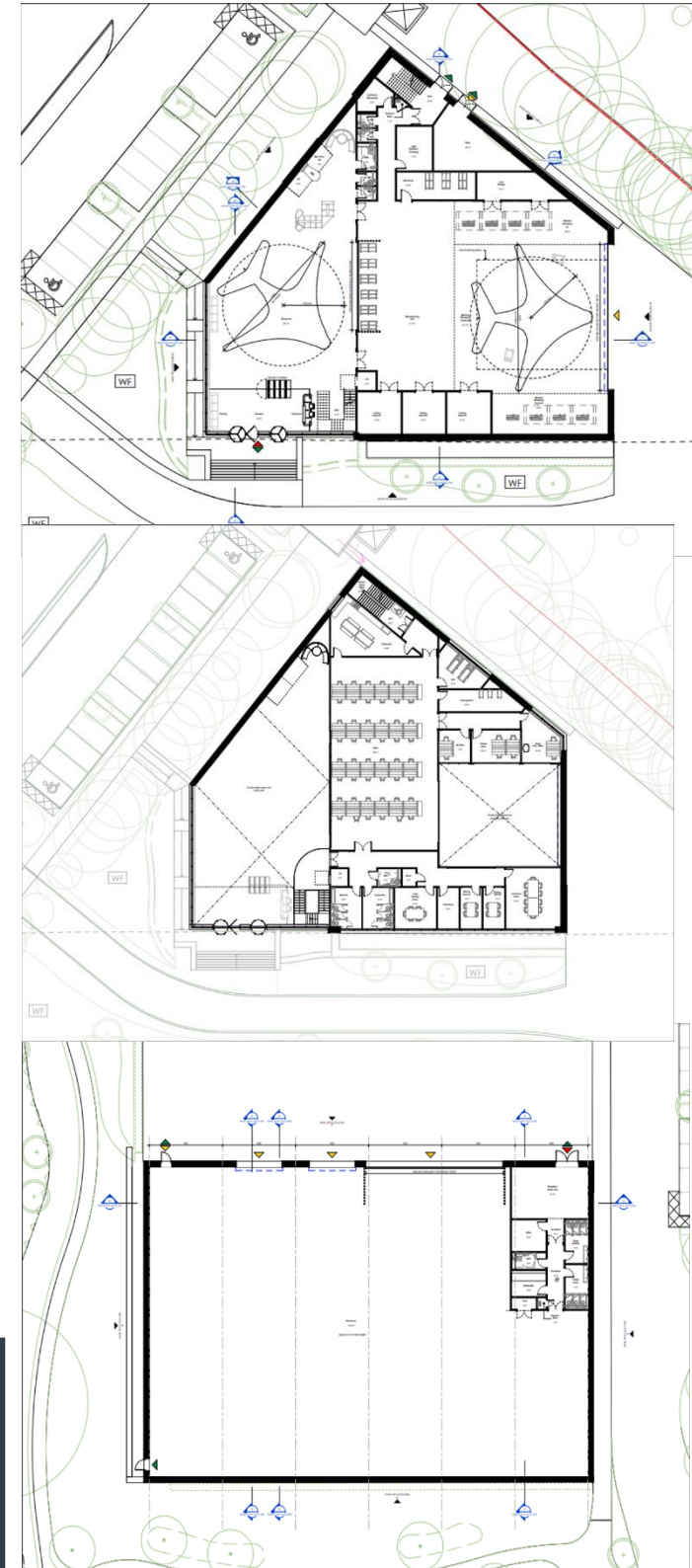
The design is for an eVTOL assembly workshop which is situated between staff welfare facilities, machinery workshops and a 'shopfront' show room where potential clients can view and explore a 1:1 mock up.

The first floor houses open plan offices for employees along with auxiliary areas for staff with various offices and meeting rooms overlooking the assembly floor below.

Logistics Building

The logistics building lends itself to an efficient grid layout to accommodate both loading bays for transport vehicles and flexible storage layouts.

The building also accommodates auxiliary and welfare area for employees.



Viewings

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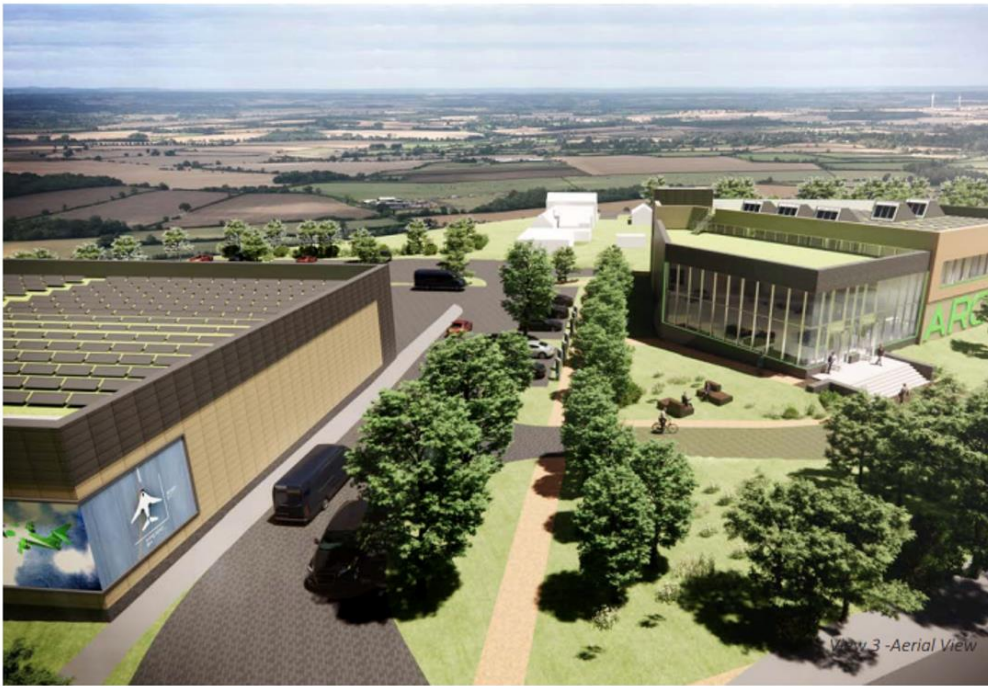
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View 1 - View along new access road



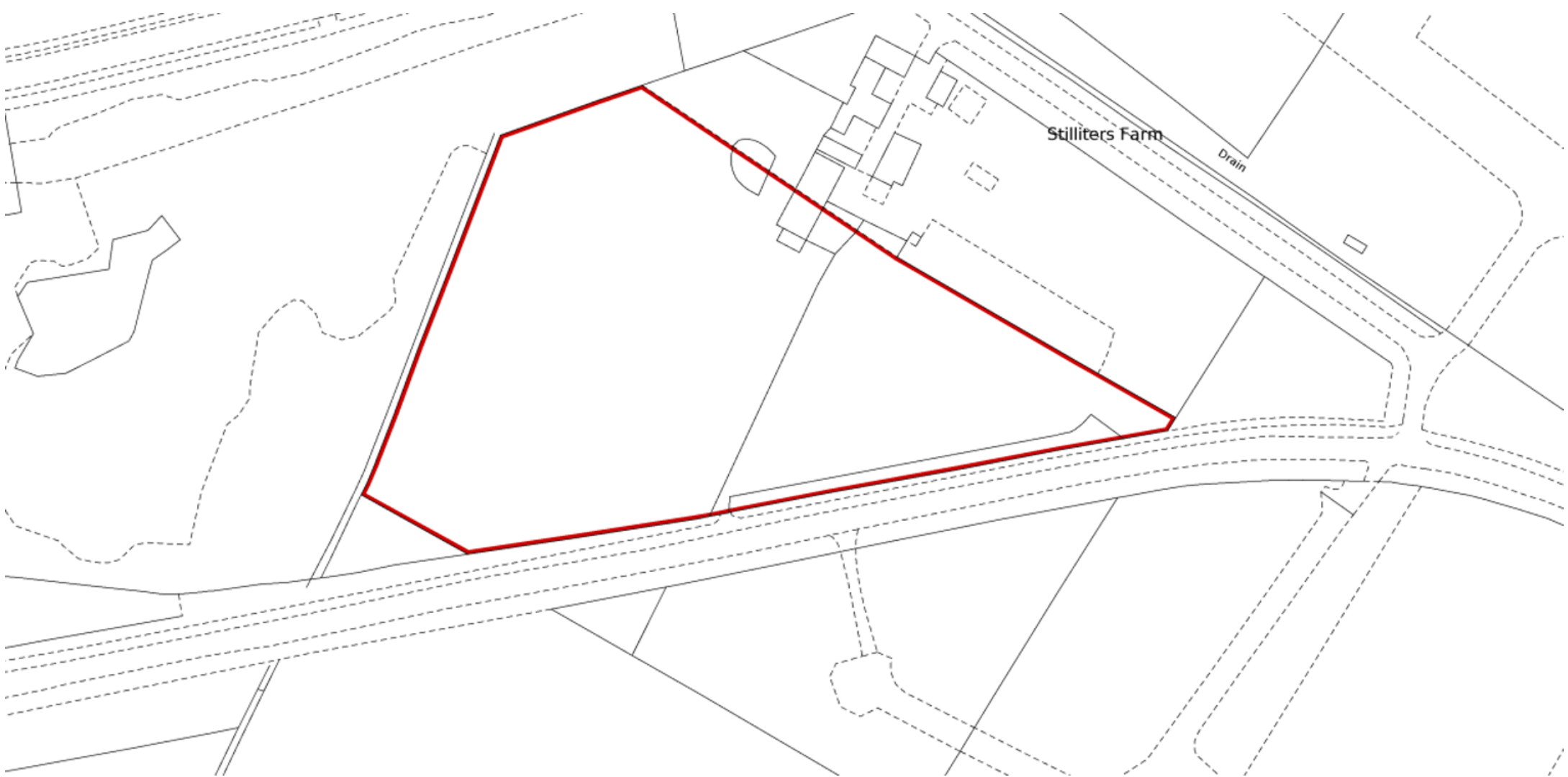
View 2 - eVTOL House Entrance



View 3 - Aerial View



View 4 - Aerial View



Stilliters Farm

Drain



View 1 - View from entrance reception



View 2 - View of ground floor reception



View 3 - View of showroom / entrance



View 4 - View from showroom end