

TO LET



# THE HARPUR CENTRE

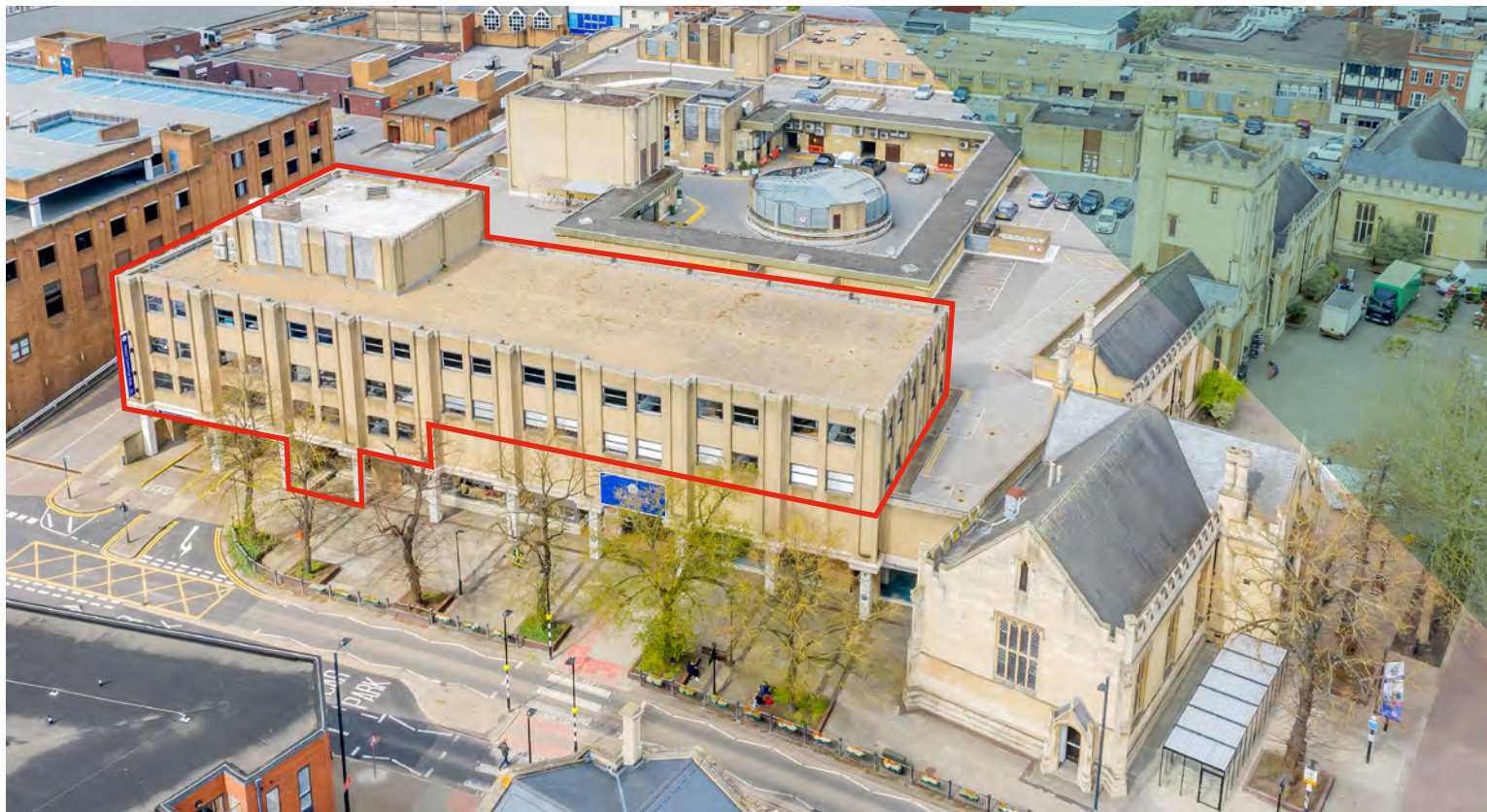
Horne Lane / Bedford / MK40 1TS

**Ground, first, second & third floor offices available as individual floors, in combination or in its entirety**

From 2,669 – 18,557 sq ft  
(248 – 1,724.1 sq m)

- Open plan design with private offices & meeting rooms
- Air conditioned
- 2 x 8 person passenger lifts
- Staff break out areas on each of the upper floors
- 48 allocated parking spaces





## TRAVEL DISTANCES

Bedford Train station ➡	0.5 miles
A1 (Black Cat Roundabout)	9 miles
M1 Junction 13	10 miles
Milton Keynes ✈	18 miles
Luton Airport	22 miles
Northampton	23 miles
Cambridge	32 miles
Heathrow Airport ✈	57 miles
Central London	57 miles

Source: Google Maps

## FASTEST TRAIN TIMES FROM BEDFORD STATION

Luton	15 mins
Luton Airport	36 mins
St Albans	38 mins
London St Pancras	41 mins

Source: National Rail [www.nationalrail.co.uk](http://www.nationalrail.co.uk)

## LOCATION

The Harpur Centre is situated in the heart of Bedford town centre in the main commercial district. Within walking distance are Bedford station and Bedford bus station.

The Harpur Centre itself is the town's largest indoor shopping centre and sits alongside the main retail streets.

Immediately to the south of the offices is the Riverside North development which provides a range of restaurants, a cinema, gym and a Premier Inn hotel with the added benefit of riverside walks along the Great Ouse.





## DESCRIPTION

The Harpur Centre offices provide a self contained, modern and recently refurbished suite of open plan accommodation located over three floors with a ground floor main entrance and reception.

## ACCOMMODATION

The accommodation is flexible in terms of its layout with staff welfare facilities on all the upper floors which are accessed via stairs and two 8 person passenger lifts.

The accommodation benefits from an open plan design and includes, private offices, meeting rooms, air conditioning, bespoke entrance/reception area, carpets, and 48 on site allocated parking spaces within a barrier controlled car park.

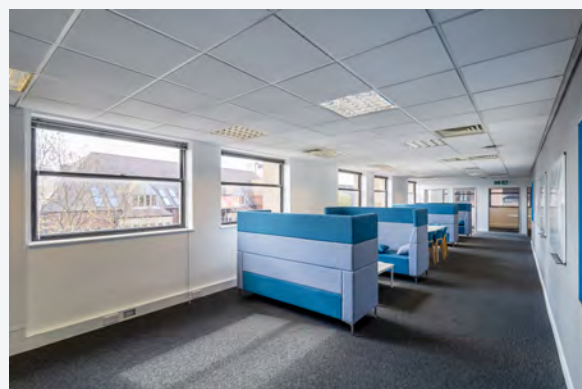
## FLOOR AREA (NIA)

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

## ACCOMMODATION

	Sq Ft	Sq M
Ground Floor	327	30.4
First Floor	2,669	248.0
Second Floor	7,834	727.8
Third Floor	7,727	717.9
<b>Total</b>	<b>18,557</b>	<b>1,724.1</b>

Areas quoted are approximate and should not be held as 100% accurate.





# THE HARPUR CENTRE

Riverside Square



## TENURE

The premises are to be let on a new effective full repairing and insuring lease(s) for a term to be agreed. Rent on application and subject to total floor areas taken.

## BUSINESS RATES

Rateable Value £99,500.  
Applicants to make their own enquires.

## EPC

D80 - Full report available on request.

## VIEWINGS

For further details please contact:



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SUBJECT TO CONTRACT AND WITHOUT PREJUDICE. 03/25