

# FOR SALE

17,597 Sq Ft

(1,634.76 Sq M)

- Development opportunity of 29 apartments (21 x 1 bed and 8 x 2 bed)
- Potential for massing with 10 additional units via a rooftop extension (subject to planning consent)
- Currently configured as offices with open plan design, private offices and meeting rooms



**Horne Lane**  
**Bedford, MK40 1TS**

**>D KirkbyDiamond**

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[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)



## LOCATION

- The property is located on Horne Lane in the heart of Bedford town centre
- The Harpur Centre itself is the town's largest indoor shopping centre and sits alongside the main retail streets
- The property is located within a 15 minute walk from Bedford railway station, providing direct services to London St Pancras, with a quickest journey time of 39 minutes
- 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



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## DESCRIPTION

- The existing property comprises a self contained modern and recently refurbished suite of open plan office accommodation located over three floors with a ground floor main entrance and reception
- The accommodation benefits from open plan design and includes private offices, meeting rooms, air conditioning and bespoke entrance/reception area
- Prior approval granted on the 26th January 2022 (now expired) for change of use from offices to dwellinghouse(s) ref: 21/02136/CPNO
- The property also benefits from 30 on site allocated parking spaces within a barrier controlled car park available by negotiation with the vendor

## TERMS

The premises are available to purchase by way of a 999 year long leasehold interest at a price of £2,250,000. The property is elected for VAT.

## ACCOMMODATION (Net Internal Area\*)

**Total** **1,634.76 SQ M** **17,597 SQ FT**

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

**Business Rates:** Rateable Value: £99,500

Interested parties are advised to contact the relevant Local Authority

## CONTACT:

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