

Apollo Business Park at Souldrop

Freehold
Commercial Units
For Sale / Rent



Apollo Business Park

14 NEW BUILD FREEHOLD COMMERCIAL UNITS FOR INVESTMENT AND OWNER OCCUPIERS

COMPLETION EXPECTED MAY 2026

FOR SALE / RENT

1300sqft – 3000sqft

LOCATION

- Ideally positioned off the A6 trunk road
- 4 miles from Rushden, 9 miles from Bedford & Wellingborough
- 16 miles from Kettering, St Neots & proposed Tempsford tech hub
- 18 miles from Northampton

Why Apollo Business Park?

TAILORED FOR SMES & INVESTORS

- Excellent access to regional hubs and logistics routes
- Opportunity to buy freehold in a fast-growing commercial corridor
- Flexible layouts with potential for mezzanine (subject to planning)
- Ideal for light industrial, tech, office or hybrid workspace

NEAR FUTURE GROWTH ZONE

- Just 16 miles from Tempsford, proposed site of the UK's new "tech town"
- Envisioned as a major innovation cluster for life sciences, AI, and sustainable manufacturing
- 3500 new homes and new rail hub to London and the East-West Cambridge-Oxford rail link



UNIT FEATURES

TENURE

Freehold

WARRANTY

10 year construction warranty

PARKING ALLOCATION

Each unit is allocated a number of reserved parking spaces

SECURITY

Secure site with electric timed security gate

EXPANSION

If required, a first-floor mezzanine could be inserted for additional floor space (subject to obtaining the necessary planning consents)

ULTRA FAST BROADBAND

Ultra Fast Broadband available with mobile data and voice coverage (OFCOM advised)

FIT OUT SPECIFICATION

- Electric Insulated Roller Shutter Door
- Small Power & Lighting Installed
- Painted Internal Walls
- Private Toilet & Kitchenette

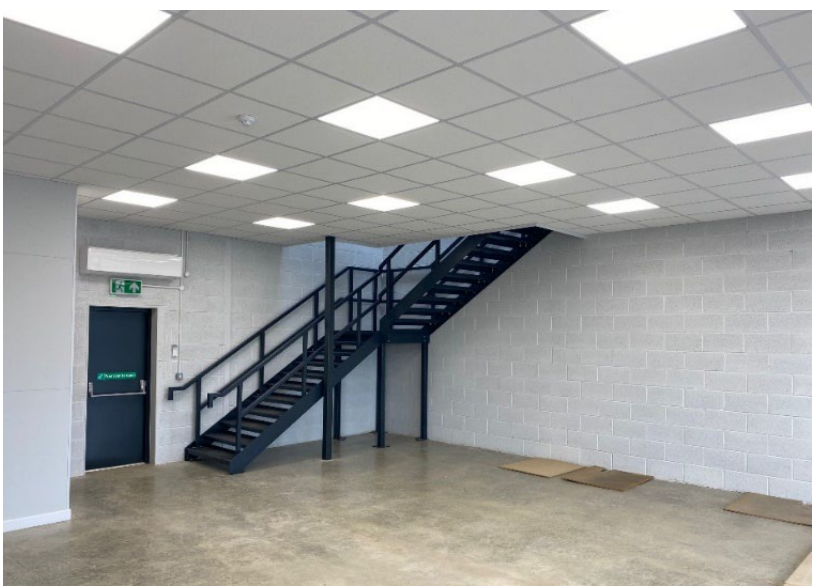
Apollo Business Park at Souldrop

Stocking Lane
Souldrop
Bedfordshire
MK44 1HJ

SITE LAYOUT



INTERNAL LAYOUT OPTIONS



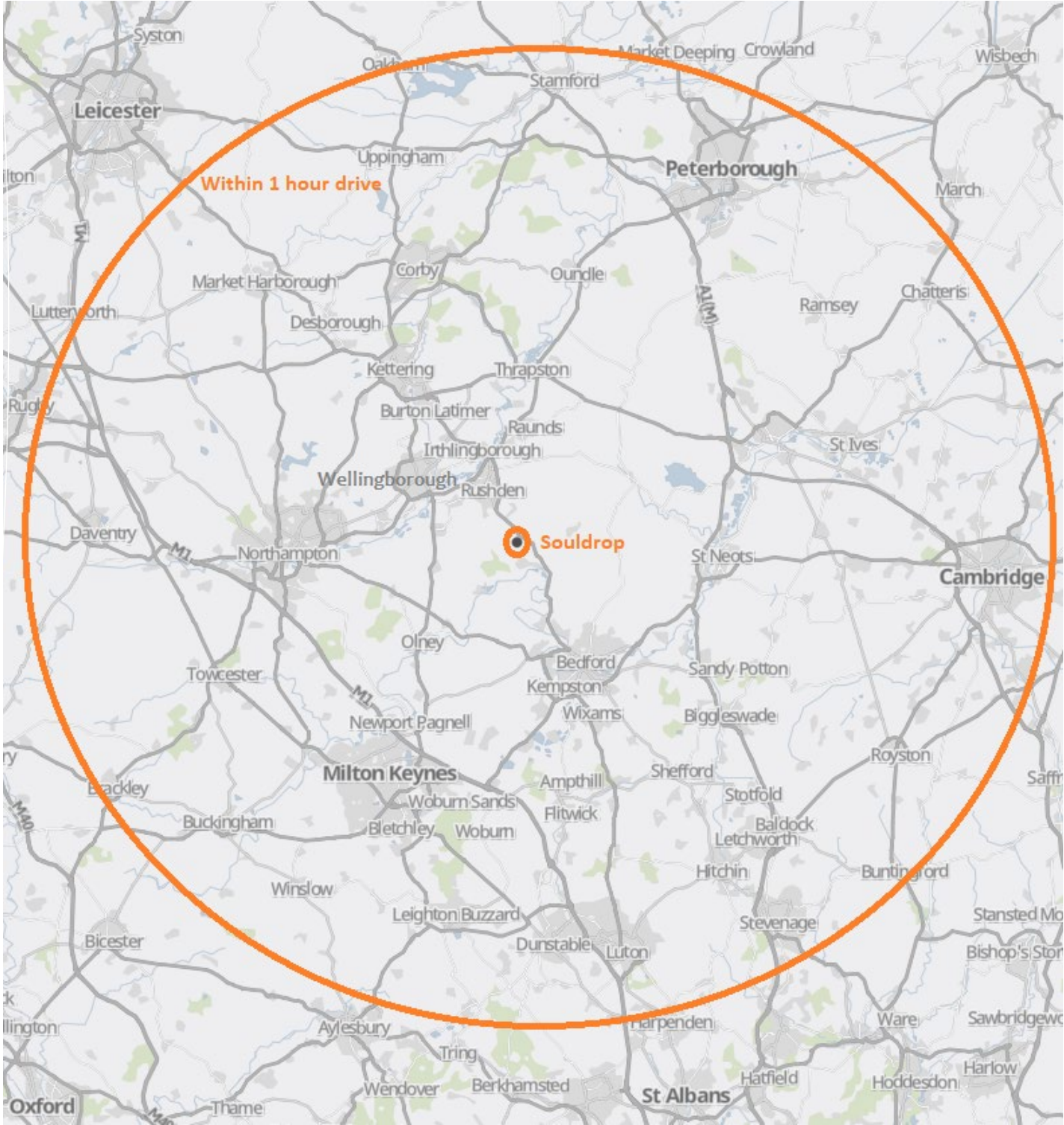
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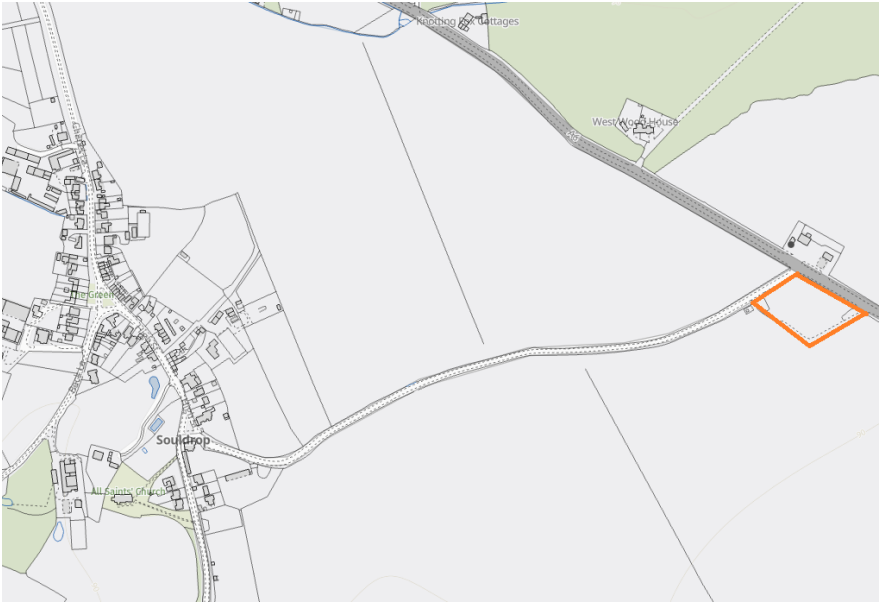
LOCATION PLAN



UNIT SIZES & PRICE LIST

Unit No	Gross Internal Area	Gross Internal Area	Price
1	123 m ²	1324 ft ²	SOLD
2	123 m ²	1324 ft ²	SOLD
3	159 m ²	1711 ft ²	SOLD
4	168 m ²	1808 ft ²	£457,500
5	146 m ²	1571 ft ²	£403,750
6	147 m ²	1582 ft ²	£403,750
7	145 m ²	1561 ft ²	£403,750
8	233 m ²	2508 ft ²	£659,250
9	264 m ²	2842 ft ²	SOLD
10	126 m ²	1356 ft ²	£390,000
11	151 m ²	1625 ft ²	£415,000
12	132 m ²	1420 ft ²	SOLD
14	128 m ²	1377 ft ²	SOLD
15	126 m ²	1356 ft ²	SOLD

SITE PLAN



ENQUIRIES & VIEWINGS

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