

# UNITS TO LET

## 1,549 - 5,980 ft<sup>2</sup>



ESTABLISHED  
TRADE COUNTER  
LOCATION



EASY ACCESS  
FROM  
LONDON ROAD



MODERN  
PREMISES

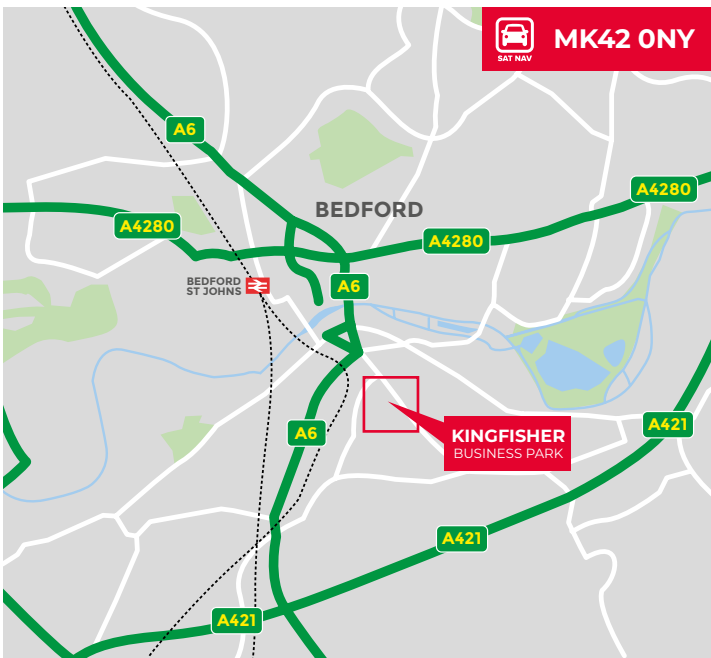


[www.ipif.com/bedford](http://www.ipif.com/bedford)

TRADE COUNTER / SHOWROOM UNITS TO LET

**KINGFISHER** BUSINESS PARK  
LONDON ROAD, BEDFORD, MK42 0NY

**IPIF**

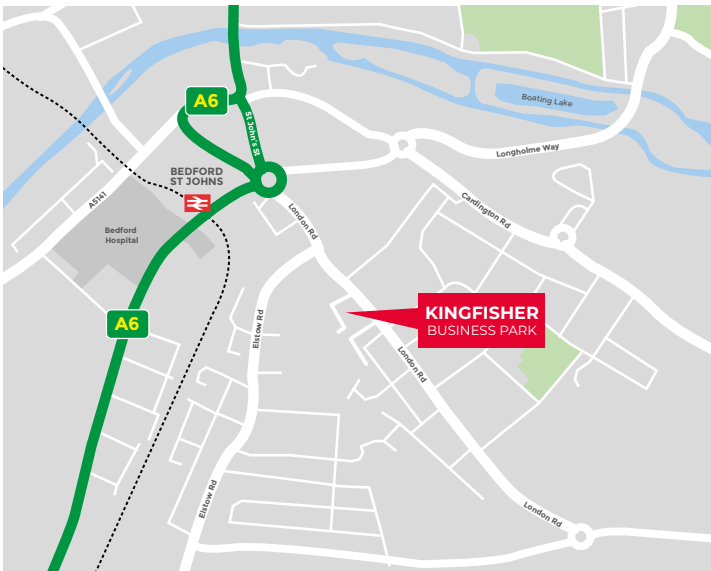


## LOCATION

Bedford is located approximately 50 miles north of London, 10 miles east from Junction 13 of the M1 Motorway and 9 miles west of the A1 via the A600 London Road. Kingfisher Business Park is prominently located on the A600 London Road, only a short distance from Bedford Town Centre and St Johns Out of Town Retail Park. Access into Kingfisher Business Park is direct from the A600 London Road.

## DESCRIPTION

The properties form part of the Kingfisher Business Park comprising 21 purpose-built trade counter units let to predominantly national occupiers including SureStore, Screwfix, Crown Decorating Centres, Al-Murad, Electric Center, Eurocell and Dulux Decorating Centres amongst others. The properties are arranged on ground floor only, with glazed screens, customer entrance doors and front-loading doors. The units benefit from excellent signage and customer parking.



## SPECIFICATION

- Modern purpose-built trade counter
- Prime trade park location
- Adjacent to national trade occupiers
- Easy customer access
- 6m eaves
- Ample customer parking
- Units 10 & 17 Immediately available

## TENURE

New lease terms available.

## BUSINESS RATES

Available upon request.



\*INDICATIVE IMAGE OF SIMILAR SIZED UNIT

## SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

## ENERGY PERFORMANCE RATING

**Unit 10** B-40 **Unit 17** C-75 **Unit 20** TBC **Unit 21** TBC

On behalf of the landlord



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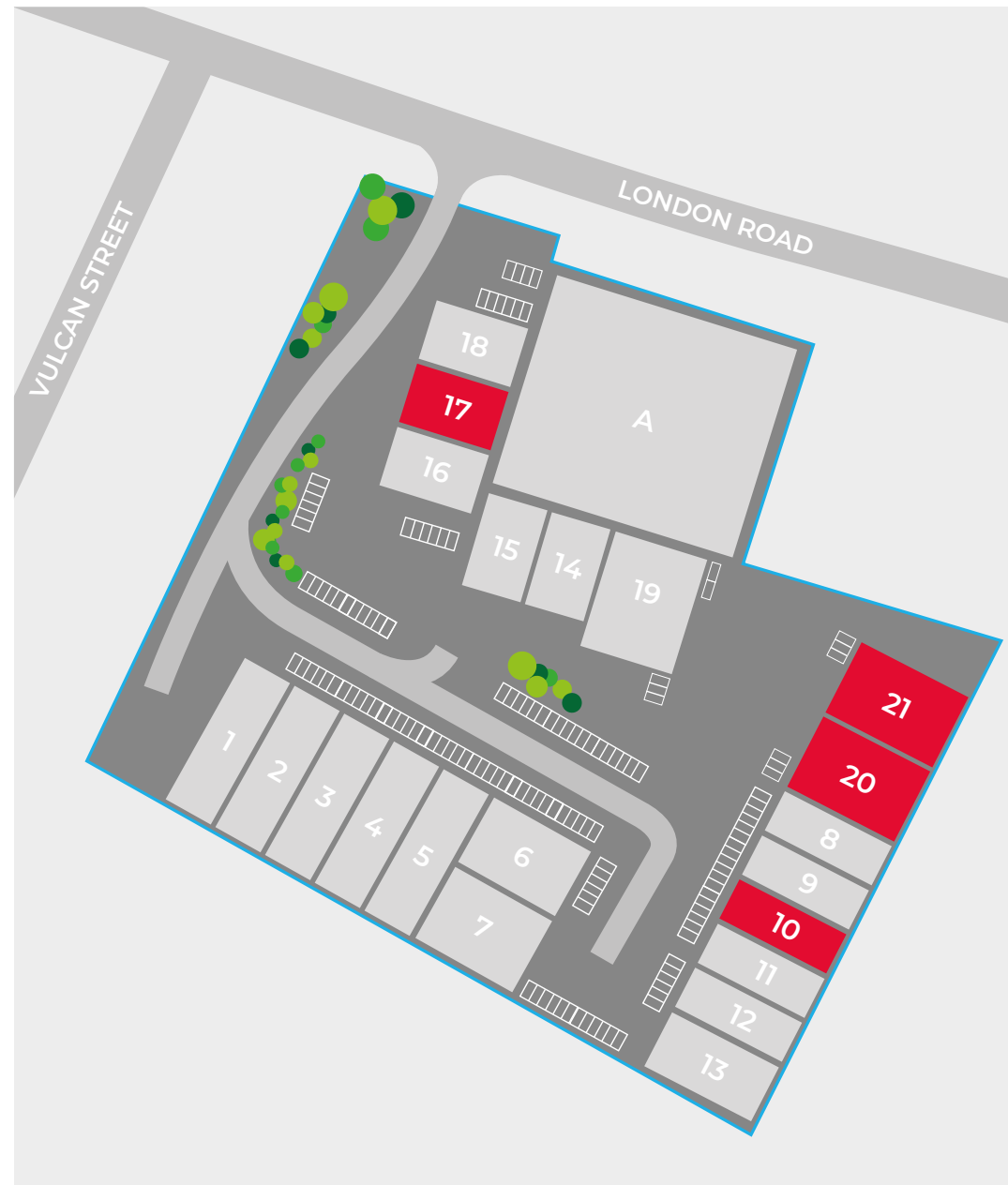
**Richard Braysher**  
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LONDON ROAD, BEDFORD, MK42 0NY

## AVAILABILITY SCHEDULE

UNIT	OCCUPIER	M <sup>2</sup>	FT <sup>2</sup>
1	J.P. MCDUGALL & CO LTD	230.8	2,485
2	NATIONAL LIGHTING	232.2	2,500
3-4	SCREWFIX DIRECT LTD	464.5	5,000
5	CROWN PAINTS LTD	232.2	2,500
6	ELECTRIC CENTER	232.7	2,505
7	VPK	232.7	2,505
8-9	BREWERS	287.8	3,097
<b>10</b>	<b>TO LET</b>	<b>143.9</b>	<b>1,549</b>
11	BRITISH RED CROSS SOCIETY	143.3	1,543
12	L&N HAIR & BEAUTY SUPPLIES LTD	143.3	1,543
13	EUROCELL BUILDING PLASTICS LTD	205.2	2,209
14-15	UNDER OFFER	321.3	3,459
16	BEDFORD DISCOUNT ELECTRICAL LTD	152.8	1,645
<b>17</b>	<b>TO LET</b>	<b>152.8</b>	<b>1,645</b>
18	AL MURAD DIY LTD	313.7	3,377
19	UNDER OFFER	411.5	4,430
<b>20</b>	<b>TO LET</b>	<b>243.9</b>	<b>2,625</b>
<b>21</b>	<b>TO LET</b>	<b>311.7</b>	<b>3,355</b>
A	SURESTORE	1,098	11,820



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## ACCOMMODATION

Available accommodation comprises the following gross internal areas:

UNIT	M <sup>2</sup>	FT <sup>2</sup>	EPC
10	143.9	1,549	B-40

UNIT	M <sup>2</sup>	FT <sup>2</sup>	EPC
17	152.8	1,645	C-75

## NEW DEVELOPMENT

UNIT	M <sup>2</sup>	FT <sup>2</sup>	EPC
20	243.9	2,625	TBC

UNIT	M <sup>2</sup>	FT <sup>2</sup>	EPC
21	311.7	3,355	TBC



On behalf of the landlord

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