



ROMAN GATE, SAXON WAY GREAT DENHAM, BEDFORD, MK40 4GP



NEW BUILD COMMERCIAL DEVELOPMENT
6 X A1 / A2 / A3 / D1 / D2 RETAIL UNITS
74 - 504 m² [802 - 5425 ft²]



ROMAN GATE, SAXON WAY

Summary of Opportunity

- **Building:** Modern mixed use 2 storey building located in the Great Denham District Centre, surrounded by 1,500 new homes and a further 1,200 in West Kempston.
- **Accommodation:** 6 ground floor commercial units offering between 74 - 504 m² [802 - 5425 ft²] of space.
- **Terms & Tenure:** The premises are available on lease terms to be agreed.
- **Rent:** Rentals start from £16,040 per annum exclusive.
- **Rates:** Rateable Value TBC. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.
- **Legal Costs:** Each party is responsible for their own legal costs.
- **VAT:** All figures quoted are exclusive of VAT.
- **EPC:** Awaited.





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Location

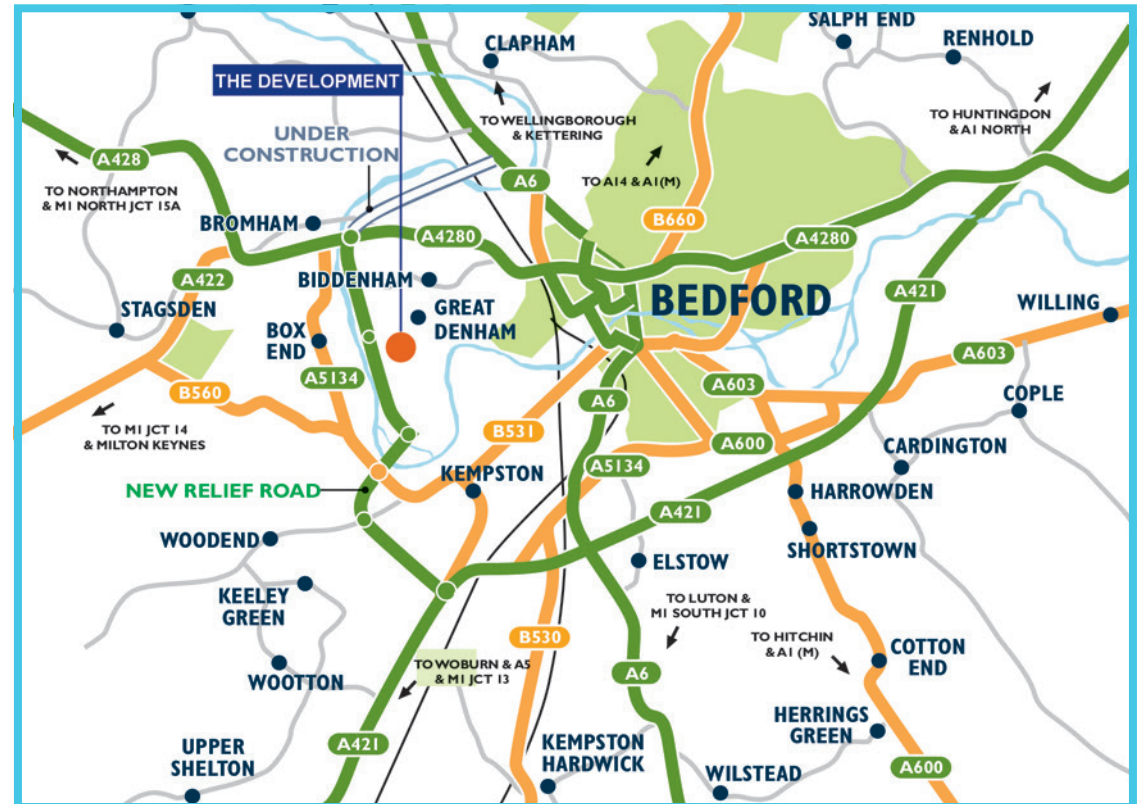
Bedford is the county town of Bedfordshire which is a well established business, commercial and retail centre.

The town is located 50 miles north of London, 18 miles north east of Milton Keynes and 21 miles south east of Northampton. Bedford has excellent road transport links to major arterial routes, including both the A1 and M1 which are both 10 miles east and west respectively. The A421 southern by-pass is the primary link between the A1 and M1, which also links with the A6, providing direct access to Luton to the south.

Bedford also has excellent rail links to London St Pancras station, with the fastest service taking 35 minutes.

Bedford is in close proximity to both London Luton and Stanstead airports, which are both within 50 minute journey times.

The town has a population of circa 81,500 with the wider borough having a population of circa 157,000.





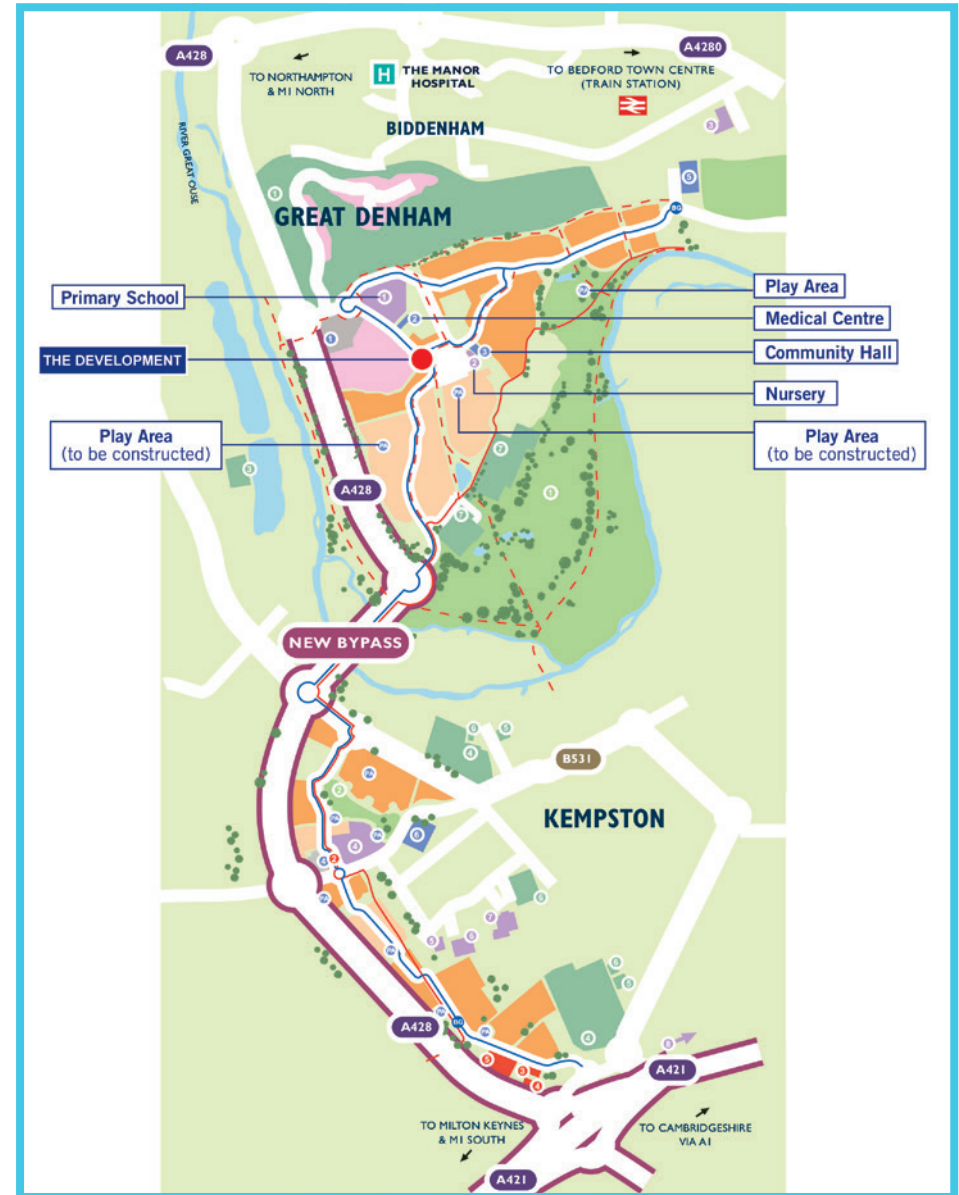
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Site

The site is located in Great Denham which is situated to the west of Bedford. The overall Great Denham village development will create circa 1500 new homes. The village is situated 4.5 miles west of Bedford, and 16 miles north east of Milton Keynes. The site is located off the A428 which connects to the A421, southern Bedford bypass, which is within a 5 to 10 minutes drive.

The commercial units are located in the Great Denham District Centre. There are a number of facilities and amenities all within a few minutes walk from the site, which include:

- Medical Centre
- Great Denham Primary School
- Toybox Children's Day Nursery
- Sainsburys' Local and 3 further occupied retail units
- The Village Pharmacy
- The Bedford Golf Course
- The Village Dental Practice
- Great Denham Community Hall [**under construction**]
- Great Denham Pavilion [**construction due to start in 2016**]

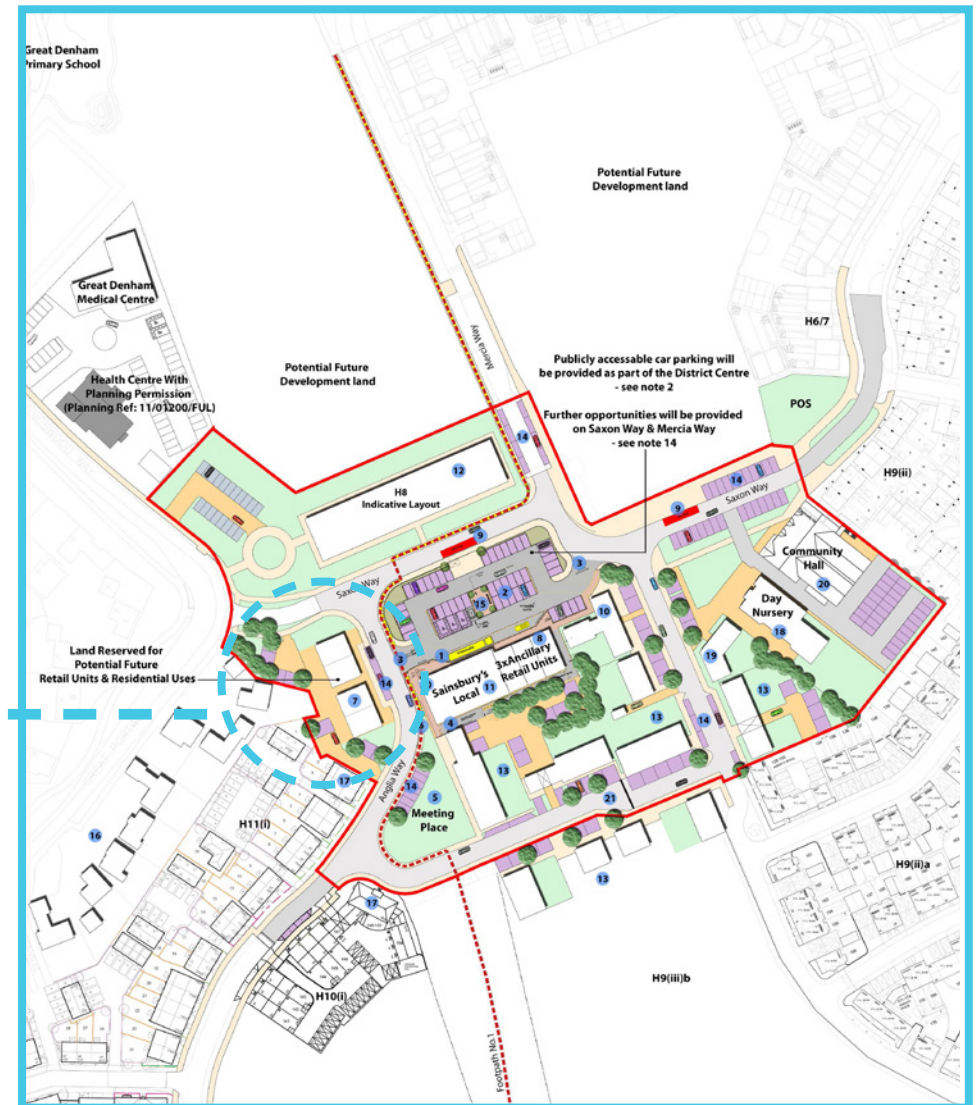
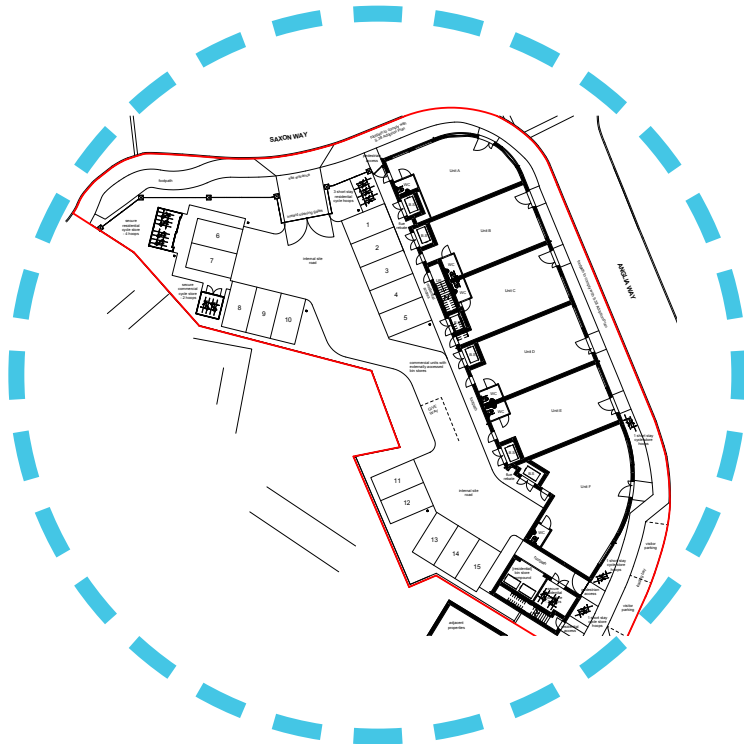




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Roman Gate

The proposed development will form part of the consented Great Denham District Centre Masterplan and is located adjacent to the new Sainsbury's Local development. Great Denham combined with the Kempston West development will provide over 2700 homes.





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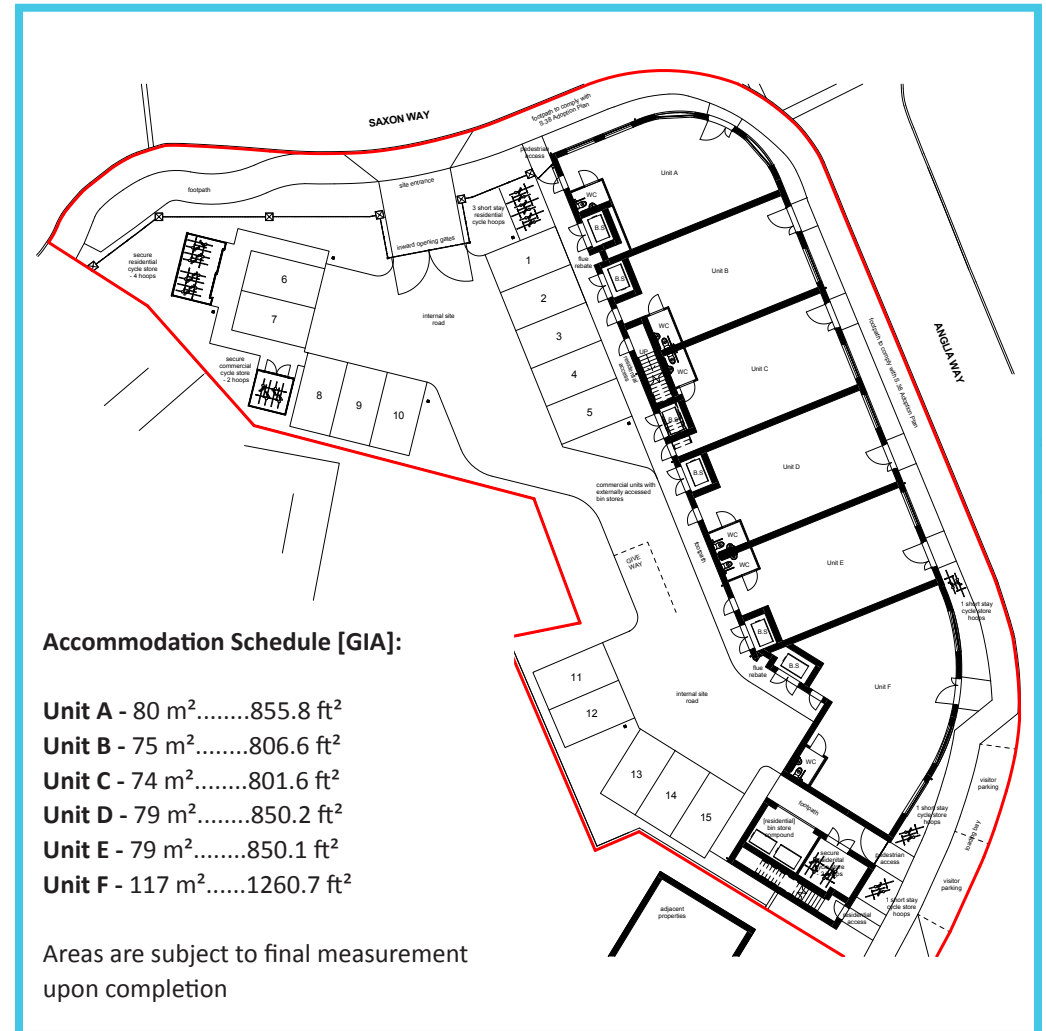
The Roman Gate development comprises 6 new build commercial units to shell and core specification. The units range in size from 74 m² [801.6 ft²] to 117 m² [1260.7 ft²]. Permission has been granted for A1 / A2 / A3 / D1 and D2 uses.

The units are available individually or can be combined to create larger premises. The units could suit a variety of uses e.g. florist, dry cleaners, estate agents, hairdressers, beautician, cafe/restaurant, gym/fitness studio and complimentary health centres.

All 6 units benefit from the following:

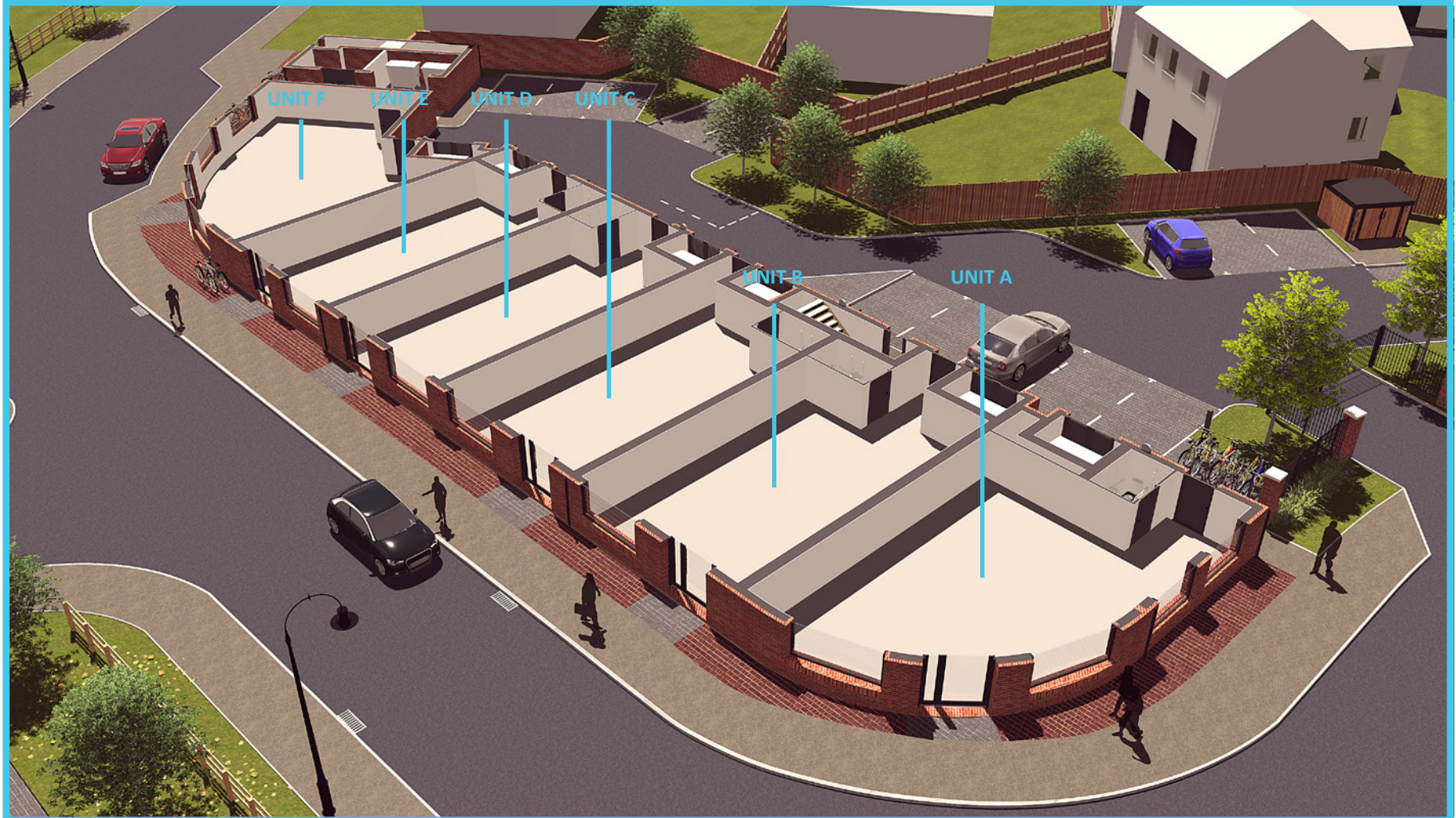
- 1 allocated parking space located in the secure car park to the rear of the building
- an individual externally accessed bin store
- access to a communal loading and unloading lay-by on Saxon Way
- secure cycle storage
- wc facilities
- all mains services will be provided to each unit
- 3.5m clear height (floor to underside of first floor slab)

Roman Gate also benefits from unrestricted use of a 50 space car park and short stay cycle storage on the opposite side of Anglia Way.





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Roman Gate commercial space plan



**For further information please
contact the sole letting agents:**

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