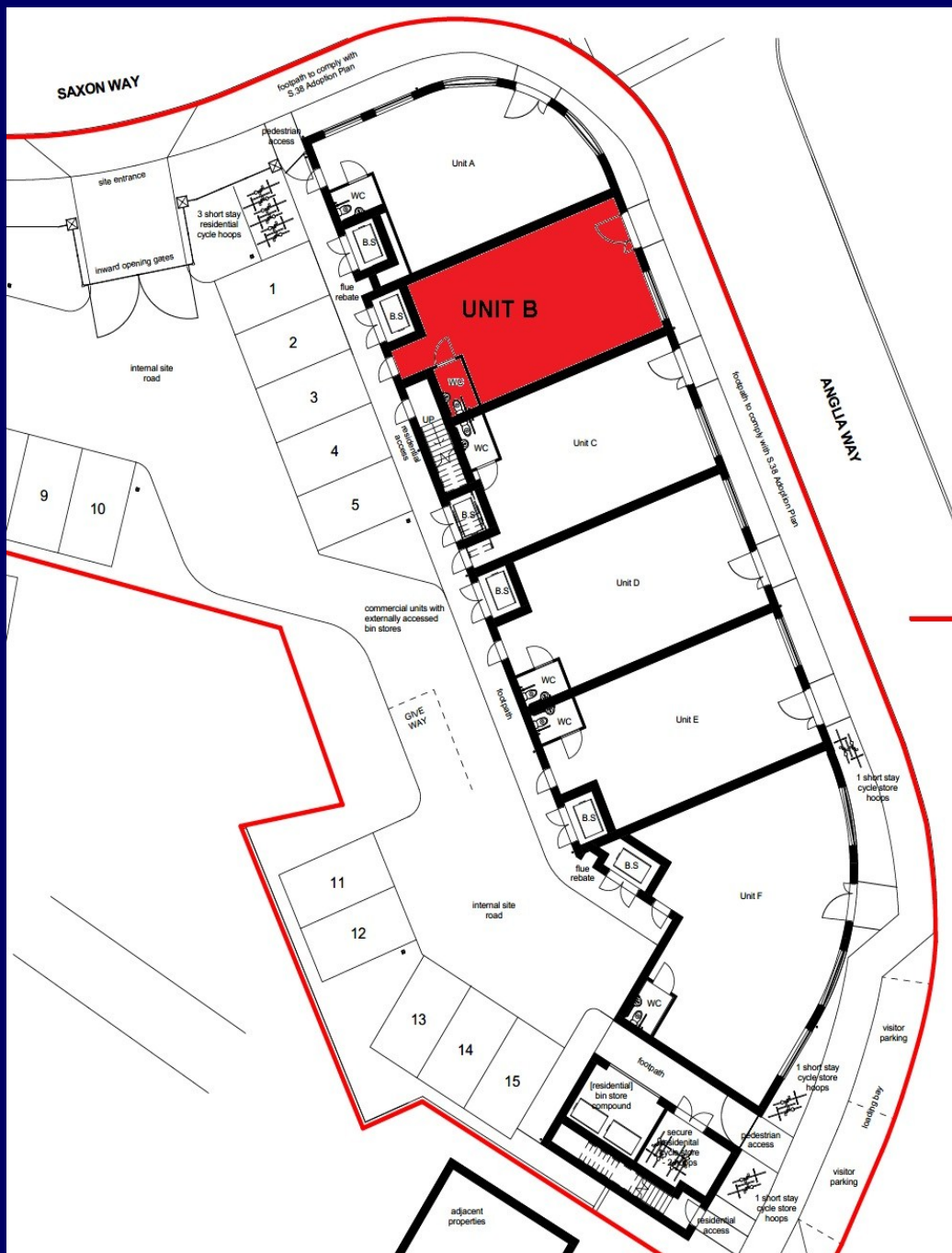


UNIT B, ROMAN GATE, GREAT DENHAM DISTRICT CENTRE, BEDFORD, MK40 4GP



New Retail Unit B, 825 SQ,FT, A1 / A2 / A3 / D1 and D2 (A5 STP)



Location

Great Denham has excellent road links and the town is located 50 miles north of London, 18 miles north east of Milton Keynes and 21 miles south east of Northampton. Both the A1 and M1 are both 10 miles east and west respectively and the A421 southern by-pass is the primary link between the A1 and M1, also providing direct access to Luton.

Description

The Roman Gate development comprises 6 new build commercial units to shell and core specification. Permission has been granted for A1 / A2 / A3 / D1 and D2 uses. (A5 is subject to planning)

All 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
- 3.5m clear height (floor to underside of first floor slab)

Accommodation

Unit B is 825 sq ft and could suit a variety of uses e.g. florist, dry cleaners, estate agents, hairdressers, beautician, cafe/restaurant, gym/fitness studio and complimentary health centres.

Roman Gate benefits from unrestricted use of a 50 space car park and short stay cycle storage.

Viewings:

Further information and viewings strictly by appointment only via

Helen Cottrell | Punch Retail & Leisure

01908 311517 | helen@punch.org.uk

Terms

Units available on new leases for a term of years to be agreed and further details regarding rent and other terms are available on application to the leasing agents

