

## **New Road, Great Barford, Bedford MK44 3LH**



### **Commercial Land with Planning**

Commercial development land with a recent planning consent for the construction of 9 B1 (Office) Units and 5 B8 (Storage and Distribution) Units with associated access, roads, vehicle parking, service areas and landscaping - under planning reference number 16/01502/MAF - The Nurseries, New Road, Great Barford MK44 3LH

The existing buildings which are currently rented out on short term leases are included in the sale and the planning permission dictates that they may be demolished to make way for the new development of Office Buildings. The current income is £90,000. per annum.

The location of this Business Park is very strategic communication wise with the Bedford bypass within minutes, providing quick and easy access to the A1, A14 and the M1. The road network is as convenient as it could possibly be.

Historically the land has been used as a Nursery and latterly the use has relapsed into fairly untidy Brownfield uses. The first stage of the rejuvenation and clearing up has been the sale of two acres for the construction of a purpose built Tool Hire Centre which will bring much enterprise to the area. This smart new building and associated parking and landscaping will stand proudly with its own entrance onto the New Road.

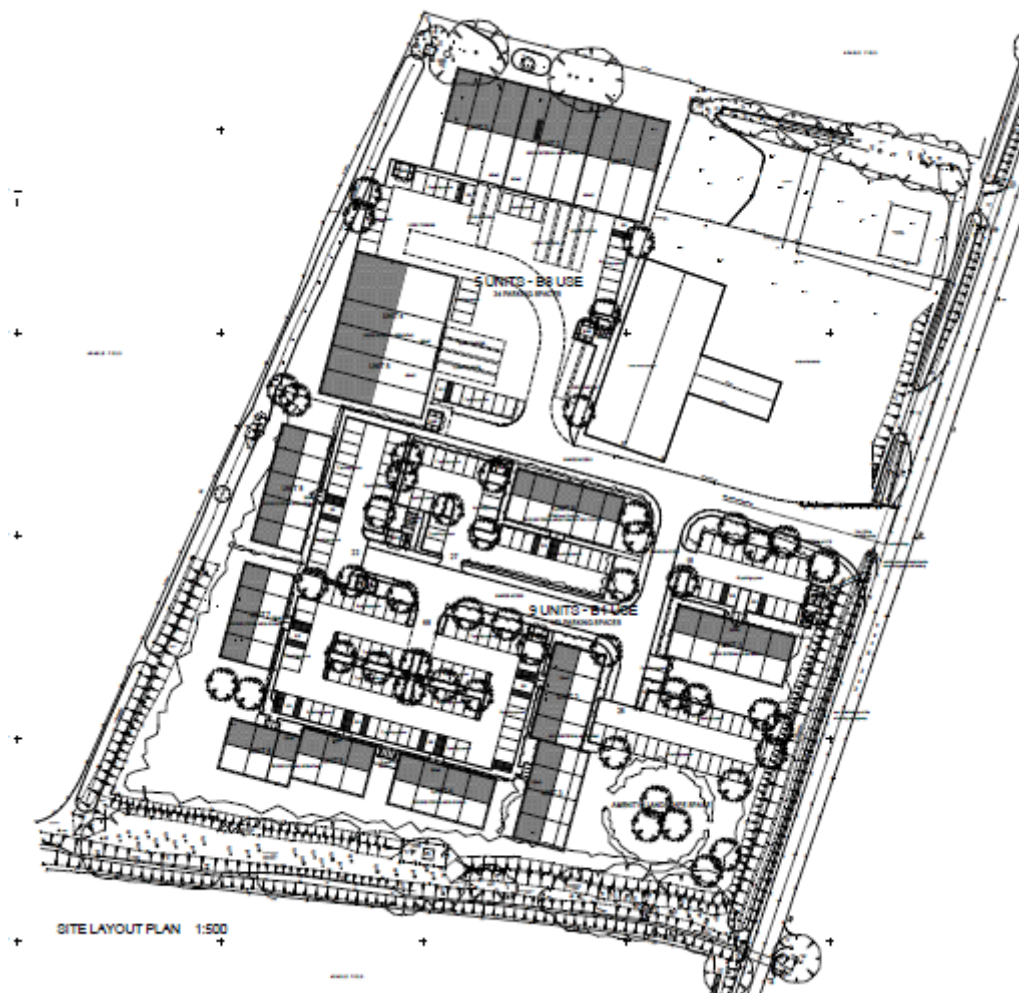


**Planning for Office Development (3024 sq m) (32550 sq ft)**

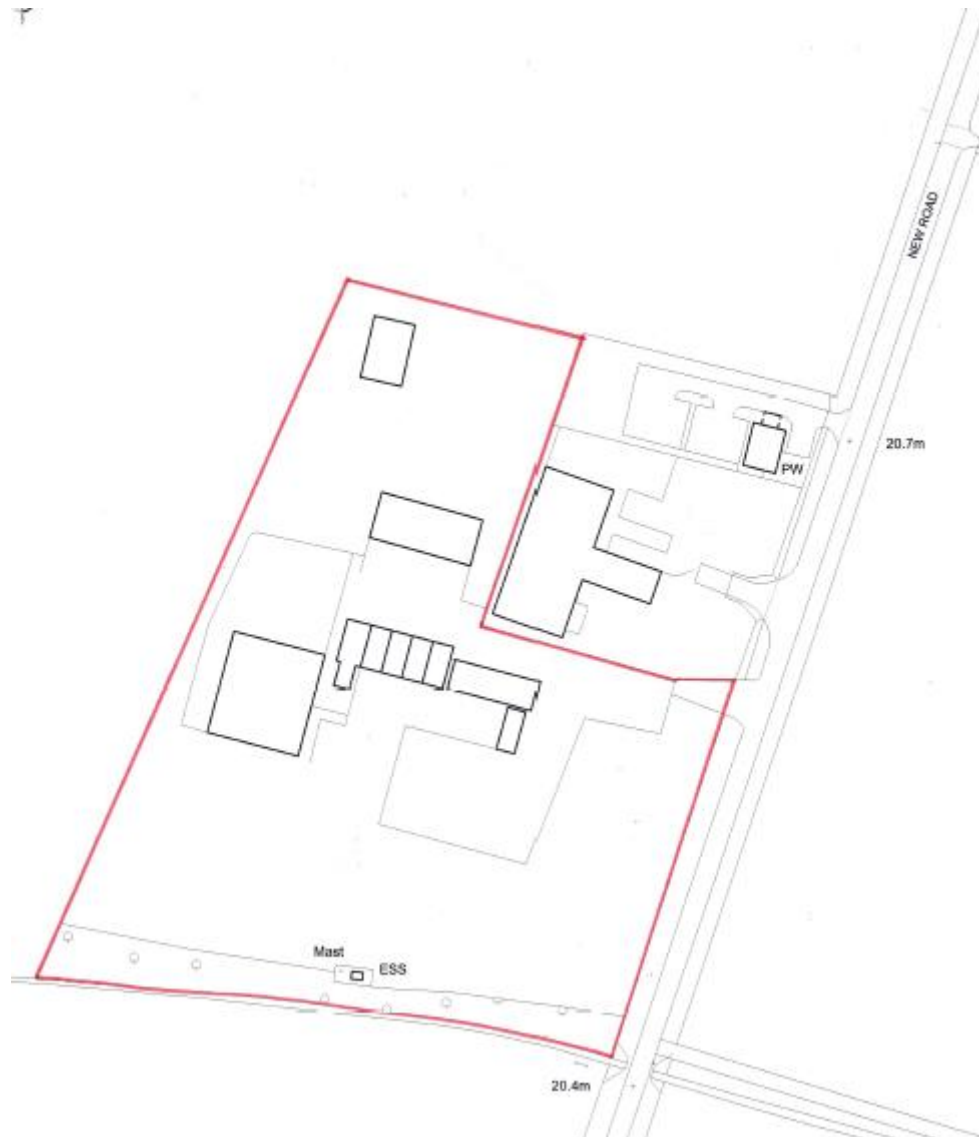
**Planning for Industrial Development (2320 sq m) (24972 sq ft)**

**2.4 hectares – Planning for 133 car parking spaces – Planning for 12 HGV parking spaces**

### **Proposed Site Layout**



## Site Location







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Existing Derelict Warehouse



Existing Buildings

