

Lot 18, Harrowden Road Industrial Estate, 52 Harrowden Road, Bedford, Bedfordshire MK42 0SP

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Substantial Freehold Industrial Estate Investment

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Property Information

Substantial Freehold Industrial Estate Investment

- Fully Let Substantial Industrial Estate
- Approximate floor area of 2,437.32 sq m (26,235.31 sq ft)
- Approximate site area of 0.69 Ha (1.7 Acres) with a low site coverage of 32%
- Includes an undeveloped parcel of land
- All leases Outside of the Security of Tenure provisions of the Landlord & Tenant Act 1954
- Long term residential or industrial redevelopment potential (subject to consents)
- Popular residential area immediately south of Jubilee Park

Lot

18

Auction

30th October 2025

Rent

£168,390 per Annum Exclusive
rising to £206,020 pax on 6th July 2026 (1)

Sector

Industrial

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles

18 miles north-east of Milton Keynes, 30 miles south-west of Cambridge

Roads

A5134, A421, A428, A6, M1, A1

Rail

Bedford Railway Station

Air

London Luton Airport

Situation

The property is prominently located on the north side of Harrowden Road in a predominantly residential location approximately 1.5 miles south of Bedford Town Centre. Bedford is strategically situated with excellent communications being approximately equidistant between the M1 (Junction 13) and the A1.

Bedford will benefit from major investment, with the proposed Universal Studios theme park spanning 268 hectares (662 acres). The theme park will create some 28,000 jobs in hospitality, tourism, and the creative industries once it opens in 2031. For more information see <https://universalkukproject.co.uk/>

Tenure

Freehold.

EPC

Flat = Band E, Unit 1 = Band D, Unit 2 = Band D, Skoulikas Bedford Limited = Band C

Description

The property comprises a substantial industrial building that has been divided to form an industrial estate providing a series of industrial buildings with vehicular access, loading doors and eaves heights varying from 3m (10 ft) to 5m (16 ft). One of the buildings is a former 2 storey brick built office block with the first floor now converted to a self contained 3 bedroom residential flat.

The property benefits from a total site area of 0.69 Ha (1.70 Acres) including an undeveloped parcel of land, currently un-used and of approximately 0.08 Ha (0.2 Acres), lying to the west and adjoining a recently developed housing estate, this land may be suitable for residential or industrial development subject to obtaining the necessary consents.

VAT

VAT is applicable to this lot.

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Tenancy & Accommodation

Unit	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Reviews (Reversions)
Unit 1	Ground	Industrial	353.40	(3,804)	ALLEN BJJ LIMITED (CRN 15765731)	10 years from 15/08/2024 (2) (4)	£32,500	15/08/2029 and 5 yearly thereafter (14/08/2034)
Flat	First	Residential - 3 bedroom flat	67.53	(727)	AN INDIVIDUAL	Assured Shorthold Tenancy for a term of 6 months from 7th March 2022 (Holding over)	£10,620	
Unit 2	Ground	Industrial	270.33	(2,910)	HARROWDEN ROAD MOT & SERVICE CENTRE LIMITED (CRN 08824443) (3)	10 years from 24/07/2019 (2)	£21,900	(24/07/2029)
The rear part of the estate	Ground and first	Industrial and offices	1,746.05	(18,795)	SKOULIKAS BEDFORD Limited (cm02485291)(1)	10 years from 07/07/2021 (2)	£103,370 rising to £141,000 on 6th July 2026(1)	06/07/2026 (06/07/2031)
Total Approximate Floor Area			2,437.32	(26,235.31)			£168,390 rising to £206,020 on 6th July 2026	

(1) For the year ending 31st December 2024 Skoulikas Bedford Limited (cm02485291) reported a Turnover of £6,887,000., Pre Tax Losses of £81,000. and Shareholder's Funds of £1,328,000.. (Source: Unaudited statutory accounts as published at Companies House. 09/10/2025)

Under the terms of the lease the current rent reserved is £103,370 per annum exclusive until 5th July 2026. The rent will increase to £141,000 per annum exclusive on 6th July 2026. As an incentive for the 6th July 2026 Tenant Option to Determine the lease being removed, the tenant will benefit from the rent being discounted to £51,685 per annum exclusive from 05/01/2026 until 05/07/2026 and a Rent Free period from 06/07/2026 until 05/10/2026. On completion of the sale the Seller will pay the Buyer the difference between the current rent reserved of £103,370 pax and £51,685 pax for the period between 05/01/2026 until 05/07/2026 and the Seller will pay the Buyer the rent that would have been due to be paid in the absence of the Rent Free period. Therefore the property will produce £103,370 pax from completion of the sale until 5th July 2026 and £141,000 pax from 6th July 2026.

(2) The Security of Tenure provisions of the Landlord & Tenant Act 1954 are excluded from the lease.

(3) As to the lease to Harrowden Road MOT & Service Centre Limited, the tenant has sub let part of the property.

(4) The lease in favour of Allen BJJ Limited provides for a tenant option to determine the lease on serving at least 6 months written notice.

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2024