

# WOODLANDS HOUSE

Manton Lane  
Bedford  
MK41 7LW

POTENTIAL FOR A VARIETY OF USES INCLUDING OFFICE,  
EDUCATION, TECH / LAB SPACE, MEDICAL USES,  
INDUSTRIAL & RESIDENTIAL

## To Let / May Sell

8.83 ACRE SITE / 112,114 SQ FT (10,416 SQ M)



*Boundaries are indicative only*



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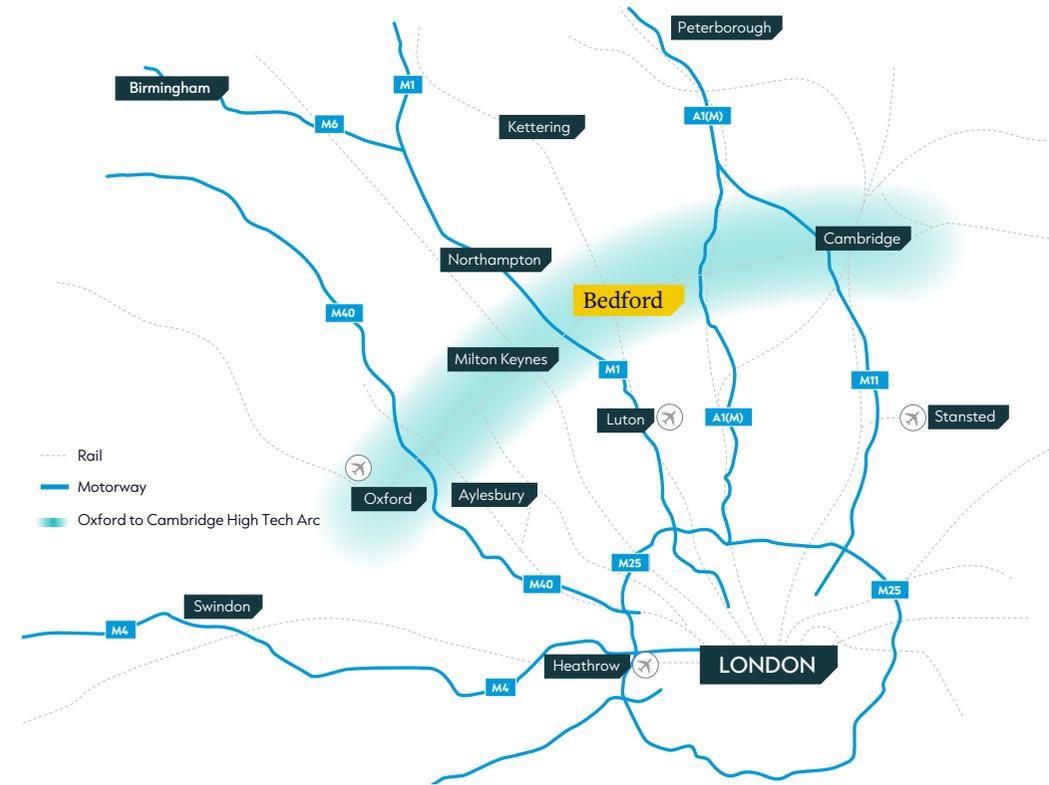
# Executive Summary

- ▶ Bedford is an ever-growing town in the south-east of England with a primary catchment population of approximately 300,000 people
- ▶ Bedford is situated in the centre of the Oxford – Cambridge High Tech Arc
- ▶ Bedford is a central hub for Universities, High Tech Production, Education & the Film and Television Industries
- ▶ Large HQ style buildings sitting on an 8.83 acre site
- ▶ 2 x buildings currently used as offices
- ▶ Woodlands House is approximately 102,224 sq ft (9,497 sq m) over 4 floors
- ▶ The Annex is a separate 9,890 sq ft (919 sq m) over ground floor only
- ▶ 430 car parking spaces at a ratio of 1:238 sq ft
- ▶ Excellent floor loading capacity of 4kN/m<sup>2</sup>
- ▶ The properties are suitable for a number of different uses (STPP) including office, laboratory & technology uses, medical use, education, hotel, industrial & residential

# Location

Bedford is a major commercial centre in Bedfordshire and the south-east of England at the very heart of the Oxford to Cambridge Arc. The town is located approximately 51 miles (82km) north of Central London, 30 miles (48km) west of Cambridge and 21 miles (34km) south-east of Birmingham.

**Bedford is an extremely popular commuter town with six trains an hour to St Pancras in a fastest journey time of 39 minutes.**



## Airports

- ▶ Luton Airport (18.1 miles)
- ▶ Stansted Airport (35.5 miles)
- ▶ Heathrow (46.2 miles)
- ▶ Birmingham Airport (58.2 miles)
- ▶ Gatwick (69.2 miles)



## Car

Located within the Golden Triangle, Bedford is situated strategically between a number of major road ways:

- ▶ A1
- ▶ A6
- ▶ A14
- ▶ M1



## Train

- ▶ Bedford train station offers EMR, West Midlands Rail and Thameslink train services.
- ▶ Trains to London St Pancras from 39 mins direct & 6 times per hour.



## Bus stops

Bedford Bus station offers Stagecoach services direct to Bedford from:

- ▶ Oxford
- ▶ Cambridge
- ▶ Milton Keynes
- ▶ St Neots
- ▶ Bicester
- ▶ Buckingham



# Situation

Woodlands House is located 1 mile north of the Town Centre and occupies a prominent 8.83 acre site on Manton Lane. The property is a 2 minute drive to the A6, leading directly to the A421 Bedford Ring Road, linking to the M1 (J13) and A1(M).



# Demographics & Bedford Today



300,000

Bedford has a **primary catchment** of **300,000 people**



Bedford has a significantly **higher than average** number of **working adults**



**Excellent transport connections** coupled with **increasing residential provision**, has led to Bedford becoming one of the country's most popular commuter towns



**Bedford grew at three times the national average** from 2011 to 2021



Bedford is projected to see **significantly above average growth in population** over the period 2020-2025



Bedford is home to **four private schools** run by the Harper Trust



17.7%

**The Population Size has increased by 17.7%** from 2011 to 2021 against the national average of 6% (ONS)



The most **affluent AB social grouping** are over-represented

# Development & The Arc



## Science and Technology

**Bedford and Bedfordshire is a hub for education, science and technology.**

The University of Bedfordshire has a vibrant and cosmopolitan student population numbering approximately 20,000.

<https://www.beds.ac.uk>

Cranfield University (10 miles south east) is a world renowned campus focused on science, technology, engineering, and management with specialisms including Aerospace, Defence & Security, Energy & Sustainability.

<https://www.cranfield.ac.uk>

Colworth Science Park has been a leading R&D location for more than 60 years and is unrivalled in the success of commercialising that research into global brands and innovative products.

<https://www.ukspa.org.uk/colworth-park>

Harper Trust – This trust runs four independent schools in the county, including Bedford School, Bedford Modern School, Bedford Girls School and Pilgrims.

<https://www.harpurtrust.org.uk>



## Film & Television

**Bedford is due to be home to some of the largest developments of Film and Television space in the UK.**

Universal Studios have purchased a large parcel of land just to the south of Bedford and are in the early stages of planning a UK Universal Studios Destination and Theme Park.

<https://universallukproject.co.uk>

### Home of Production, Bedford

Planning Permission has been granted for the 57 hectare Home of Production Film and Television scheme in Bedfordshire. Located just to the south of Bedford the scheme will deliver over 1.5 million sqft of indoor and outdoor studio space, accommodation, bars, cafes and other amenities.

<https://www.homeofproduction.com/>

All this extra development should not only drive tourism to the town but also, increase housing, schooling and a general increase in working population.



## The Oxford to Cambridge Arc

Advances in technology, the availability of data and the financial pressure on drug discovery in particular, have resulted in the growth of the scientific arena and therefore in the commercial sector, which we have seen evidence of in the local markets, from Oxford to Cambridge and across the Arc between.

The location of the Arc in relation to the Golden Triangle and London, has witnessed the set up and growth of globally renowned science and technology organisations, encouraged by the variety of dynamic towns and cities within this area.

The potential for the Oxford – Cambridge Arc to become a science and tech superpower is evident in the prevalent companies already located in these locations, including AstraZeneca and F-Star and the continued funding being received, in addition to the pioneering history the area has. For Cambridge specifically, the science and technology sector has been a focus for over 50 years, since the creation of Cambridge Science Park by Trinity College.

Further, clustering of life science companies located within the Arc and their preference for collaborators to be located within a couple of hours of their site, suggesting that the continued growth and success of the Arc is most likely.

The property comprises two separate buildings situated on an 8.83 acre site. Woodlands House is approximately 102,224 sq ft (9,497 sq m) over 4 floors. The Annex is a separate 9,890 sq ft (919 sq m) over ground floor only.

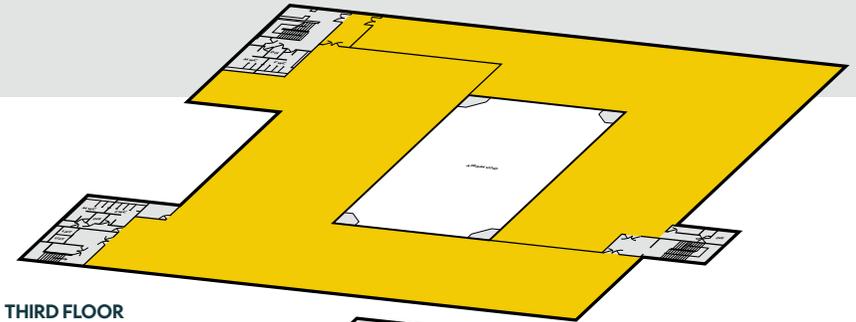
# Accommodation

Woodlands House	sq ft	sq m
Third Floor	29,180	2,710.91
Second Floor	31,278	2,905.82
First Floor	34,850	3,237.67
Ground Floor	6,916	642.52
<b>Total</b>	<b>102,224</b>	<b>9,496.93</b>

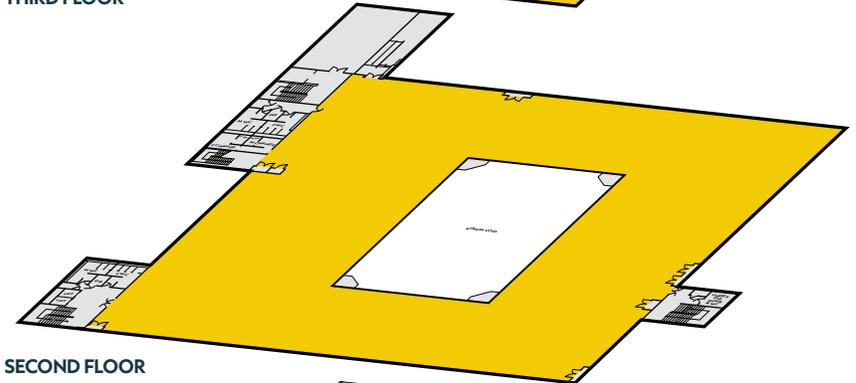
The Annex		
Ground Floor	9,890	918.8

<b>Total Area</b>	<b>112,114</b>	<b>10,415.73</b>
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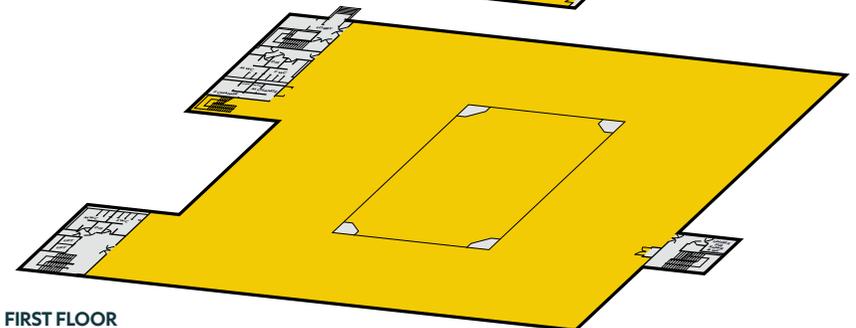
Site Area	8.83 acres	3.57 hectares
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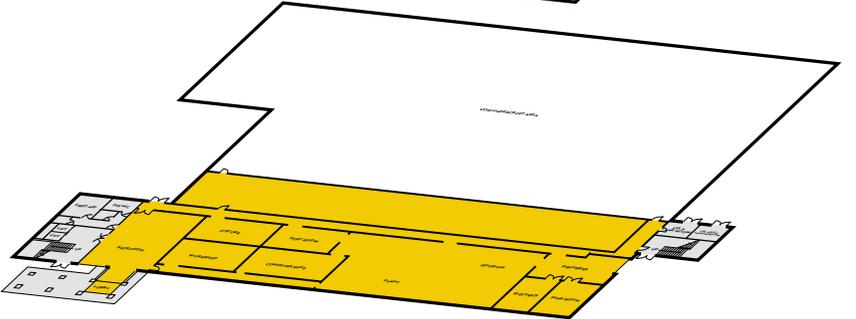
THIRD FLOOR



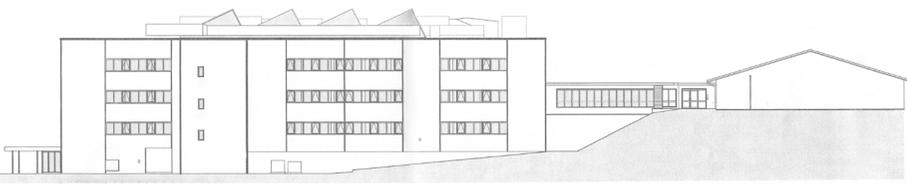
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



# Woodlands House

The property was initially developed for Texas Instruments, and as such has excellent floor to ceiling height. The property is of steel frame construction with concrete slab floors under a flat roof and brick elevations. The main building entrance is on the ground floor with an alternate entrance and fire escapes on the second floor to the higher ground level behind the building.

The property has a large and spacious atrium in the centre of the building, which gives good natural light throughout the centre of the building.



# The Annex

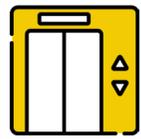
The property is a single storey building of steel portal frame construction. The property has an excellent floor to ceiling height with full height glazing along the north and south elevations.



# Specification



Air conditioning



8 person passenger lifts



Roller shutter goods door



Large & light central atrium



Raised access floors



Suspended ceilings



High floor to ceiling heights suitable for lab / tech uses



4kN/m2 floor loading (Woodlands House)



Double glazed aluminium windows



430 car parking spaces (1:238)



Attractive landscaped grounds



Ability to let as one or separately





### VAT

The property is elected for VAT.

### EPC

Woodlands House - E121

The Annexe - B

### Tenure

Freehold.

### Business Rates

For verification of the current business rates, interested parties are advised to contact the local authority.

### Rent

Rent on application.

### Price

Prices for the space are available on application.

### Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

Contact the agents:



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