

# interchange retail park

Ampthill Road, Kempston, Bedford

**MK42 7AZ**



“A highly accessible location,  
at the intersection of the  
A6 and A421

[View on Google Maps](#)



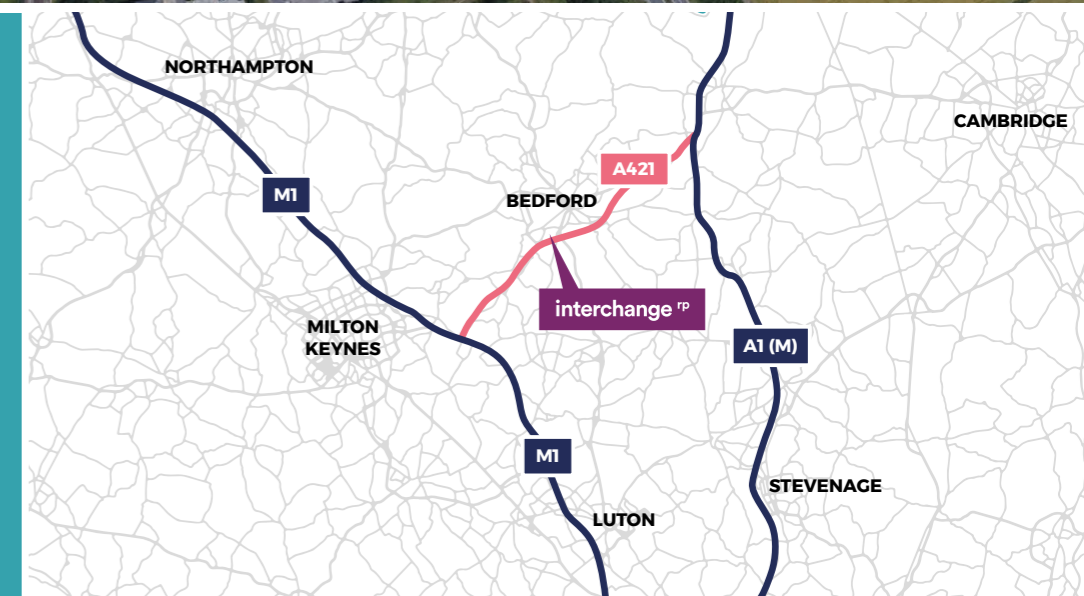
Primary catchment  
population of **318,000**  
(Promis).



Non-Grocery Market is  
estimated to be **£896**  
million and spend per  
household at **£11,000** is  
9% above average.



FSP have calculated  
the 20 minute drive  
time population to be  
an additional **199,000**  
residents.



# Accommodation schedule

Next	29,000 sq.ft
Wilko	8,160 sq.ft
Home Bargains	25,324 sq.ft
Boots	15,542 sq.ft
Sports Direct	10,238 sq.ft

Unit F1 - TO LET	2,653 sq.ft
Unit F2 - UNDER OFFER	2,000 sq.ft
Unit F3 - UNDER OFFER	2,000 sq.ft
Unit F4 - UNDER OFFER	4,000 sq.ft

Mountain Warehouse	7,867 sq.ft
Clarks - OPENING AUTUMN 2023	4,386 sq.ft
JD - OPENING AUTUMN 2023	7,500 sq.ft
Pets at Home	10,671 sq.ft

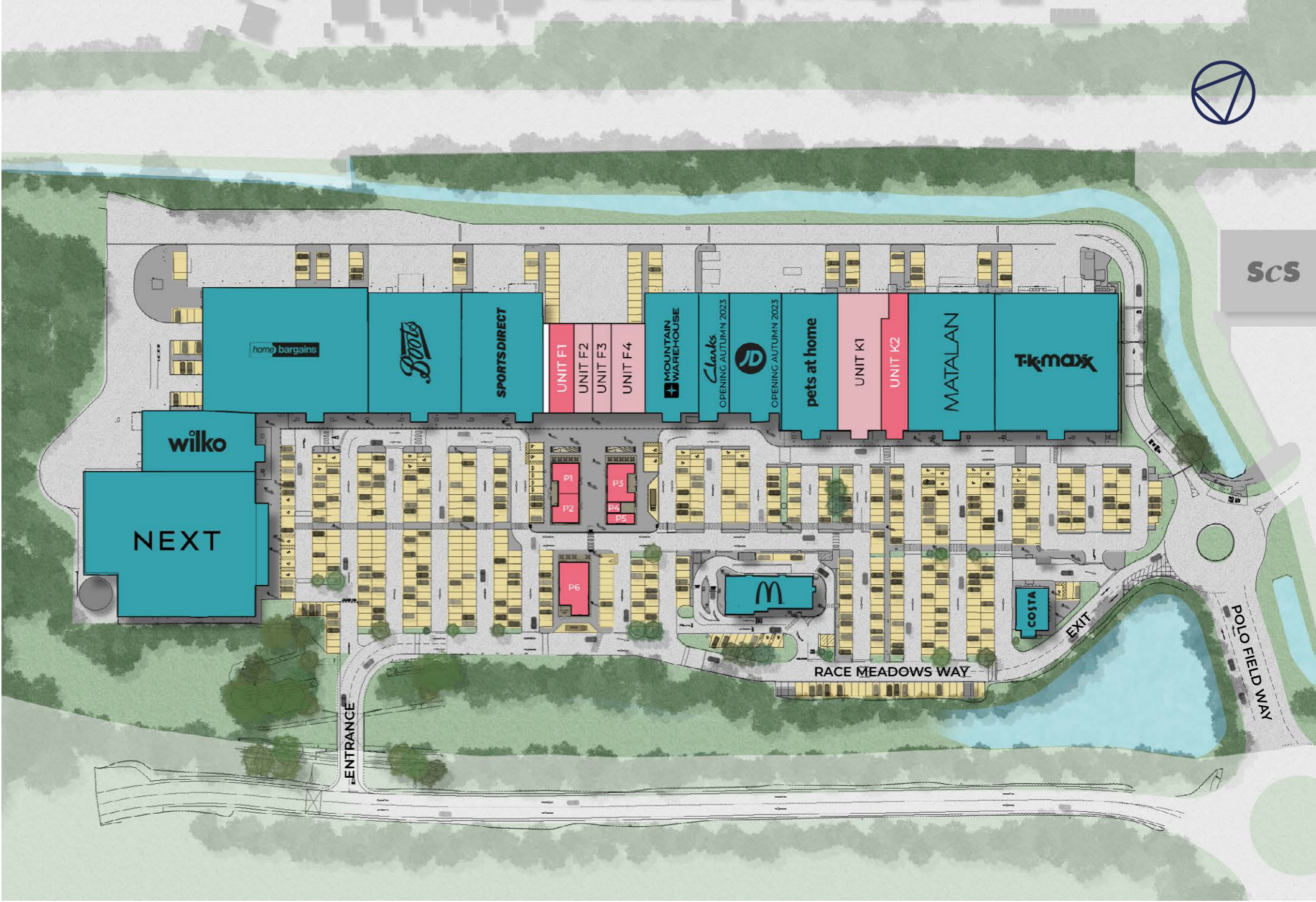
Unit K1 - UNDER OFFER	7,000 sq.ft
Unit K2 - TO LET	3,800 sq.ft

Matalan	14,844 sq.ft
TK Maxx	20,855 sq.ft
McDonald's	2,640 sq.ft
Costa	1,659 sq.ft

## CENTRAL POD PHASE

Pod 1 - TO LET	1,000 sq.ft
Pod 2 - TO LET	1,000 sq.ft
Pod 3 - TO LET	1,200 sq.ft
Pod 4 - TO LET	175 sq.ft
Pod 5 - TO LET	350 sq.ft
Pod 6 - TO LET	1,800 sq.ft

Scheme total	185,664 sq.ft
Car parking	735 spaces
Planning	A1 Open (Non-Food)



“ A shopping park at the heart of a regional retail destination



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