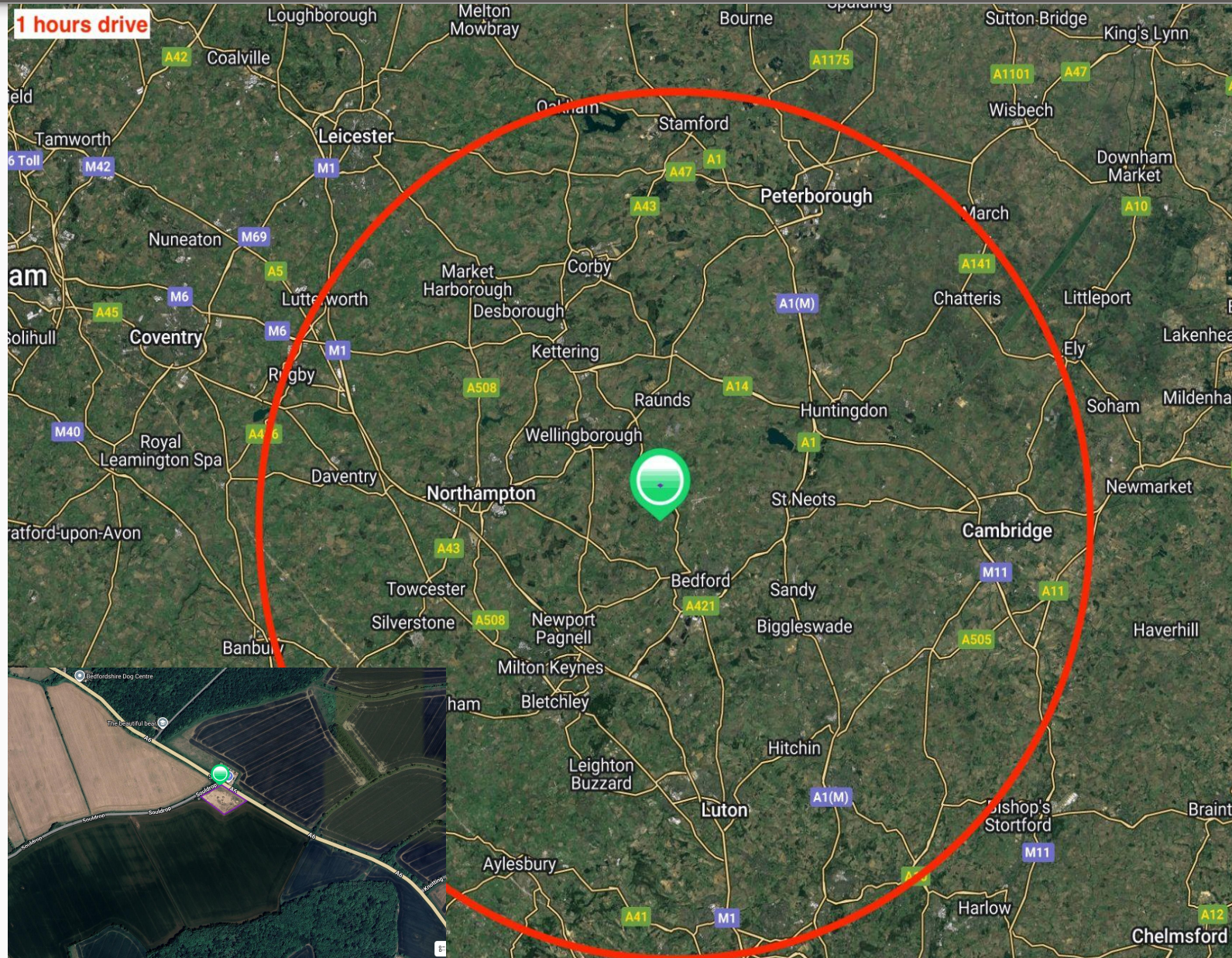




Aerial CGI of Apollo Business Parks at Souldrop | 14 NEW BUILD FREEHOLD COMMERCIAL UNITS

Location



1 hours drive

Apollo Business Park at Souldrop

Stocking Lane
Souldrop
Bedfordshire
MK44 1HJ

WHAT3WORDS
///homework.alpha.relations

Description
Ideally positioned off the
A6 trunk road
4 miles from Rushden, 9
miles from Bedford &
Wellingborough
16 miles from Kettering, St
Neots & proposed
Tempsford tech hub
18 miles from
Northampton

Site Plan



Unit	sqft GF
1	1302
2	1302
3	1711
4	1808
5	1572
6	1582
7	1561
8	2508
9	2842
10	1356
11	1625
12	1421
13	1378
14	1356



About

Tailored for SMEs & Investors

- Excellent access to regional hubs and logistics routes
- Opportunity to buy freehold in a fast-growing commercial corridor
- Flexible layouts with potential for mezzanine (subject to planning)
- Ideal for light industrial, tech, office or hybrid workspace
- BREAAAM Very Good and EPC A

Near Future Growth

- Just 16 miles from Tempsford, proposed site of the UK's new "tech town"
- Envisioned as a major innovation cluster for life sciences, AI, and sustainable manufacturing
- 3500 new homes and new rail hub to London and the East-West Cambridge-Oxford rail link



Key Features

TENURE

Freehold

WARRANTY

10 year construction warranty

PARKING ALLOCATION

Each unit is allocated a number of reserved parking spaces

SECURITY

Secure site with electric timed security gate

EXPANSION

If required, a first-floor mezzanine could be inserted for additional floor space (subject to obtaining the necessary planning consents)

ULTRA FAST BROADBAND

Ultra Fast Broadband available with mobile data and voice coverage (OFCOM advised)

FIT OUT SPECIFICATION

- Electric Insulated Roller Shutter Door
- Small Power & Lighting Installed
- Painted Internal Walls
- Private Toilet & Kitchenette

Estimated service charges

"Additional charges will be an annual estate management charge, likely to be circa £1k/annum.

This is charged 50% 1st January and 50% 1st July and would cover things like estate waste collections, maintenance of the security gate & treatment plants, landscape upkeep, car park lighting..

Other

Other charges would be electricity and water rates for your unit (each unit will be metered separately) and Gigaclear for the hi-speed fibre broadband connection which will connect to each unit.



Availability

August 2026
Completion Due October
2026

Unit	sqft GF	Asking for GF
4	1808	£457,500
6	1582	£403,750
7	1561	£403,750
8	2508	£659,250
10	1356	£390,000
11	1625	£415,000

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