



Suite A, The Shorts Building

New Cardington, Shortstown, Bedford, MK42 0GG

BROWN & CO

Suite A, The Shorts Building, New Cardington, Shortstown, Bedford, MK42 0GG

Sub Letting of Office Suite in Impressive Listed Building

Ground Floor Office Suite with its own Access

On Site Facilities Include Tesco Express; Doctor's Surgery, Pharmacy, Hot Food Takeaway and Primary School

Net Internal Area – 118 sq m (1,267 sq ft) approx.

TO LET



LOCATION

The property is situated in the new Village Centre developed as part of the New Cardington mixed use development at Shortstown, Bedford located a short distance south of the A421 Bedford Bypass.

The landmark building in the Village Centre occupies a prominent position fronting the former A600 and backs onto Beauvais Square and the public car park.

The Village Centre (Beauvais Square), includes retail units including a Tesco Express, Shortstown Food Bar, a Primary School, Pharmacy, and Doctor's Surgery.

ACCOMMODATION

Suite A comprises of a ground floor office in the Shorts Building with a net internal area of 118 sq m (1,267 sq ft).

CAR PARKING

Non allocated parking spaces are provided in the Village Square and nearby public car park at the rear of the Shorts Building and in front of the school building on a first come basis.

SERVICES

It is understood that mains water, gas and electricity are connected to the property. Drainage is to the mains sewers.

Interested parties will be expected to satisfy themselves as to the availability and adequacy of the supplies by making their own enquiries to the relevant service company/authority.

TOWN AND COUNTRY PLANNING

The property benefits from planning permission for Class E use of the Town and Country Planning (Use Classes) (Amended) (England) Regulations 2020 which includes Retail, Restaurant, Office or Gym uses.

Interested parties are advised to make their own enquiries of the relevant local authority to ensure the planning is adequate for their proposed business use.

LEASE AND RENTAL TERMS

The property is available to sublet for the remaining term of the lease expiring 31st August 2027 at the passing rent of £16,750 per annum until 31st August 2026 increasing to £18,000 per annum until August 2027.

Scope for negotiating terms for a 5 or 10 year lease to commence 1st September 2027.

SERVICE CHARGE

The Tenant will be responsible for internal repair with a Service Charge being levied to cover insurance, external repairs and maintenance of the common parts, an Estate Management Charge to cover the costs of lighting, cleaning, maintenance of the Village Square and strategic landscaped areas on the New Cardington development.

BUSINESS RATES

2023 Rateable Value: £11,000
2025/2026 Rate Pounding 49.9 p/£
(Note: Transitional Relief/Charge may apply)

EPC

The property has a C rating.

LEGAL COSTS

Each party to be responsible for their own legal and agent's costs.

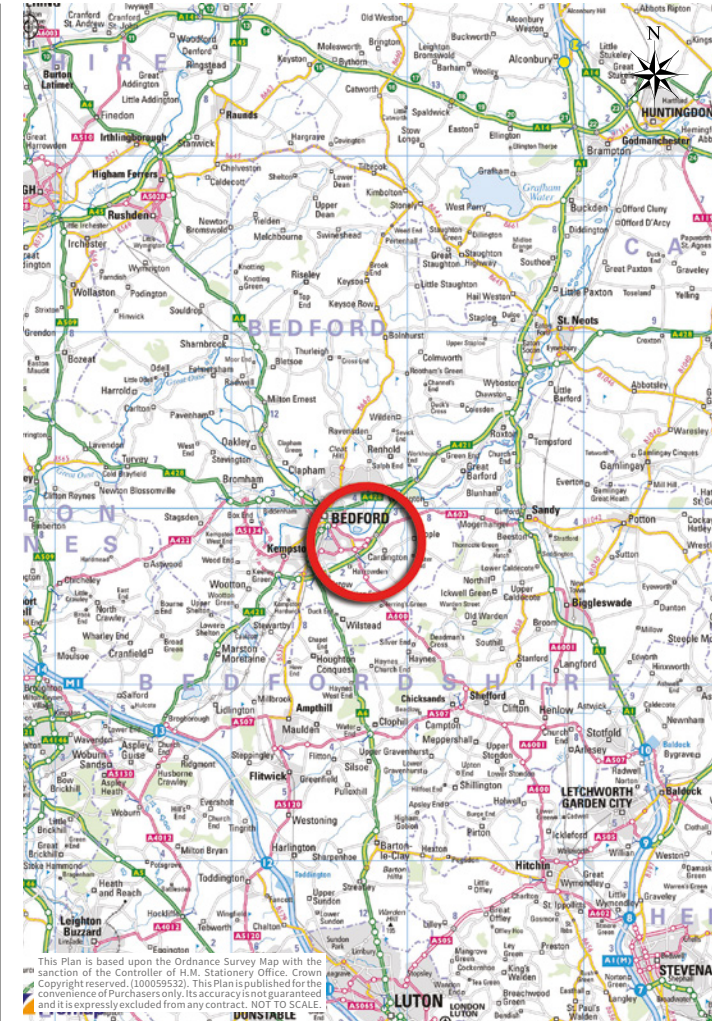
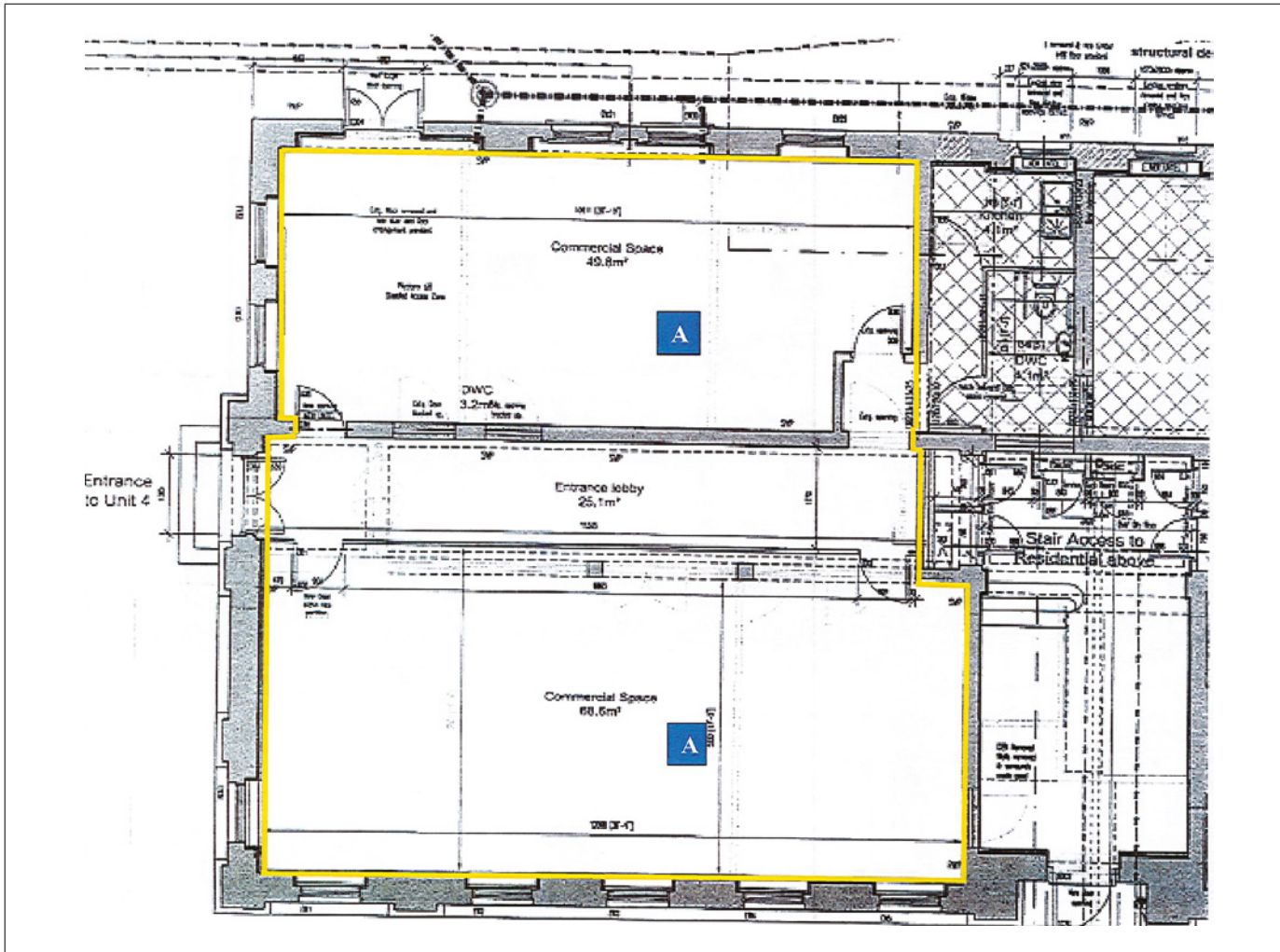
VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing, please contact:

Anne McGlinchey

T: 01480 479072

E: anne.mcglinchey@brown-co.com



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated: January 2026.