

Apollo Business Park at Souldrop

**Freehold
Commercial Units
For Sale / Rent**



Apollo Business Park

14 NEW BUILD FREEHOLD COMMERCIAL UNITS FOR INVESTMENT AND OWNER OCCUPIERS

COMPLETION EXPECTED MARCH 2026

FOR SALE / RENT

1300sqft – 3000sqft

LOCATION

- 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

Why Apollo Business Park?

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

NEAR FUTURE GROWTH ZONE

- 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

UNIT FEATURES

TENURE

Freehold

WARRANTY

10 year construction warranty

PARKING ALLOCATION

1 reserved parking space per 250 sq.ft.

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



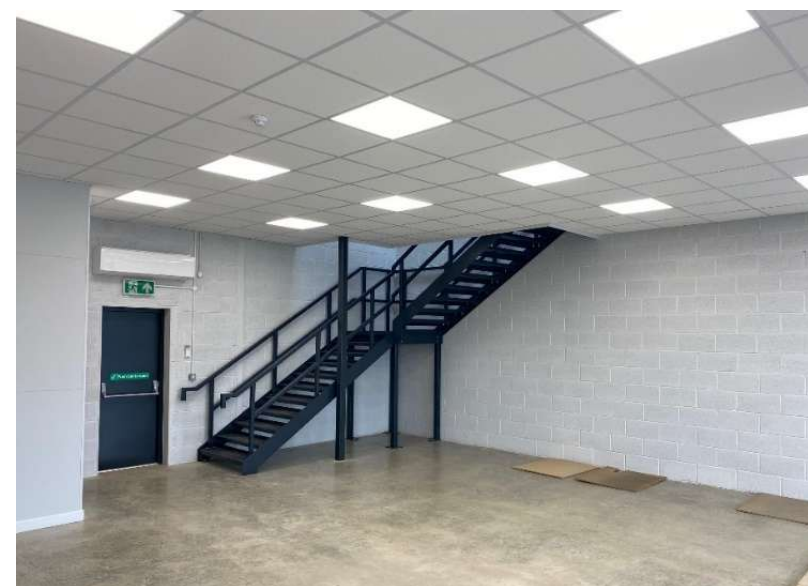
Apollo Business Park at Souldrop

Stocking Lane
Souldrop
Bedfordshire
MK44 1HJ

SITE LAYOUT



INTERNAL LAYOUT OPTIONS



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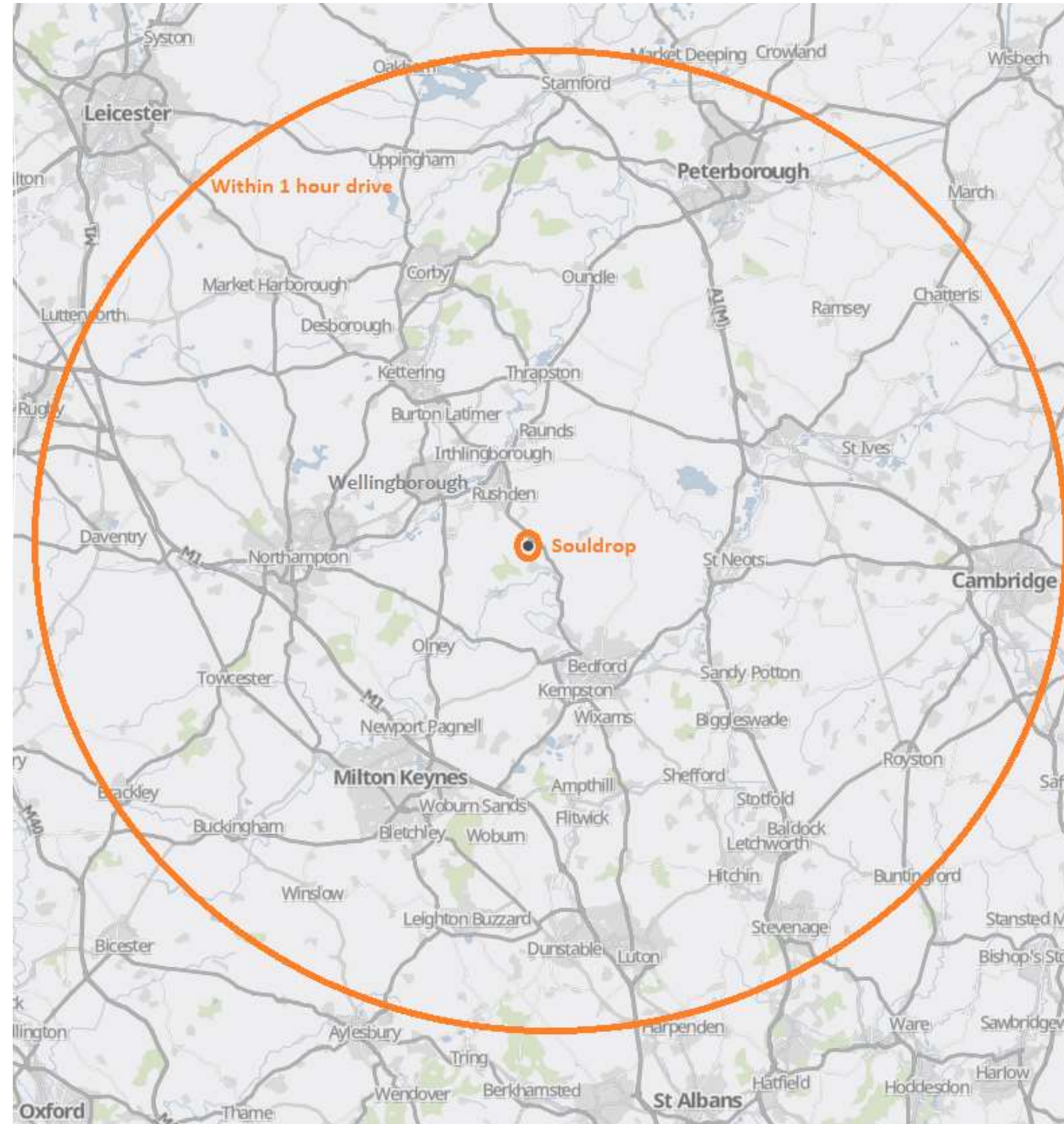
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WHAT3WORDS

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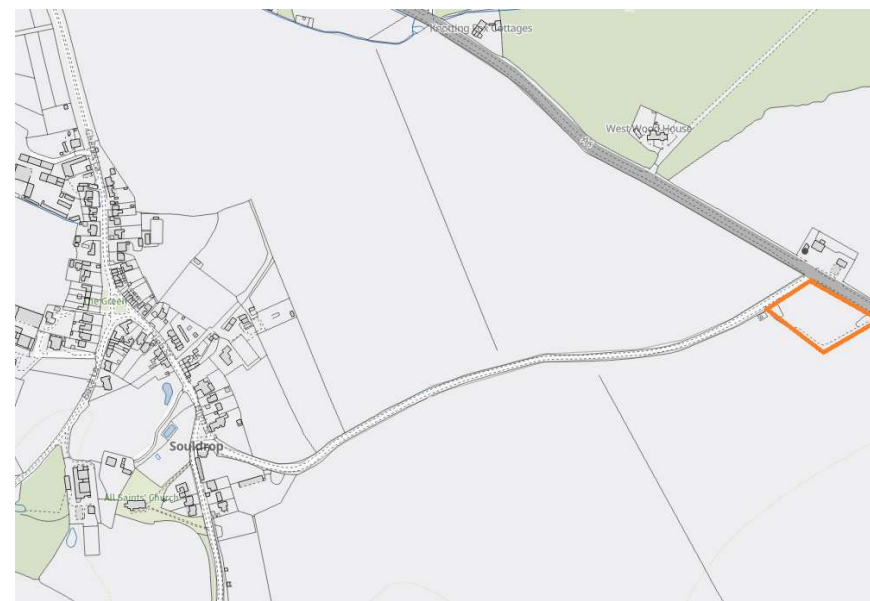
LOCATION PLAN



UNIT SIZES & PRICE LIST

Unit No	SQ Feet	SQ Meters
1	1345	125
2	1345	125
3	1830	170
4	1830	170
5	1615	150
6	1615	150
7	1615	150
8	2637	245
9	2906	270
10	1560	145
11	1560	145
12	1453	135
13	1453	135
14	1453	135

SITE PLAN



ENQUIRIES & VIEWINGS

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