



Interchange West Retail Park

Amphill Road, Kempston, Bedford
MK42 7AZ



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

[View on Google Maps](#)



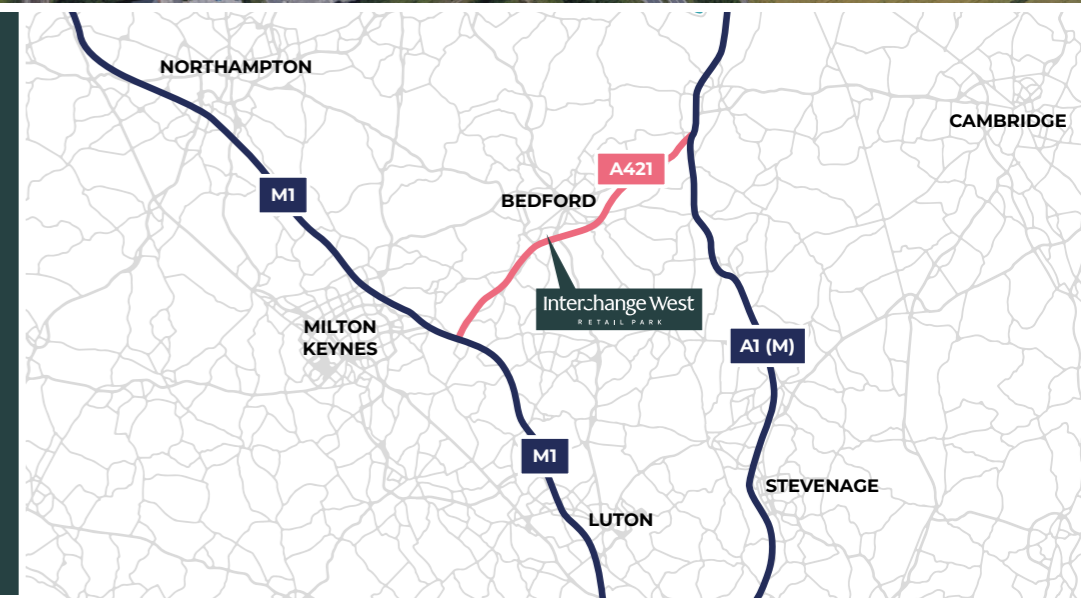
Primary catchment
population of **318,000**
(Promis).



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
Unit B - TO LET	8,160 sq.ft
Home Bargains	25,324 sq.ft
Boots	15,542 sq.ft
Sports Direct	10,238 sq.ft
Pavers	2,653 sq.ft
Holland & Barrett	2,000 sq.ft
Card Factory	2,000 sq.ft
Nando's	4,000 sq.ft
Mountain Warehouse	7,867 sq.ft
Clarks	4,386 sq.ft
JD	7,500 sq.ft
Pets at Home	10,671 sq.ft
Superdrug	7,000 sq.ft
The Works	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

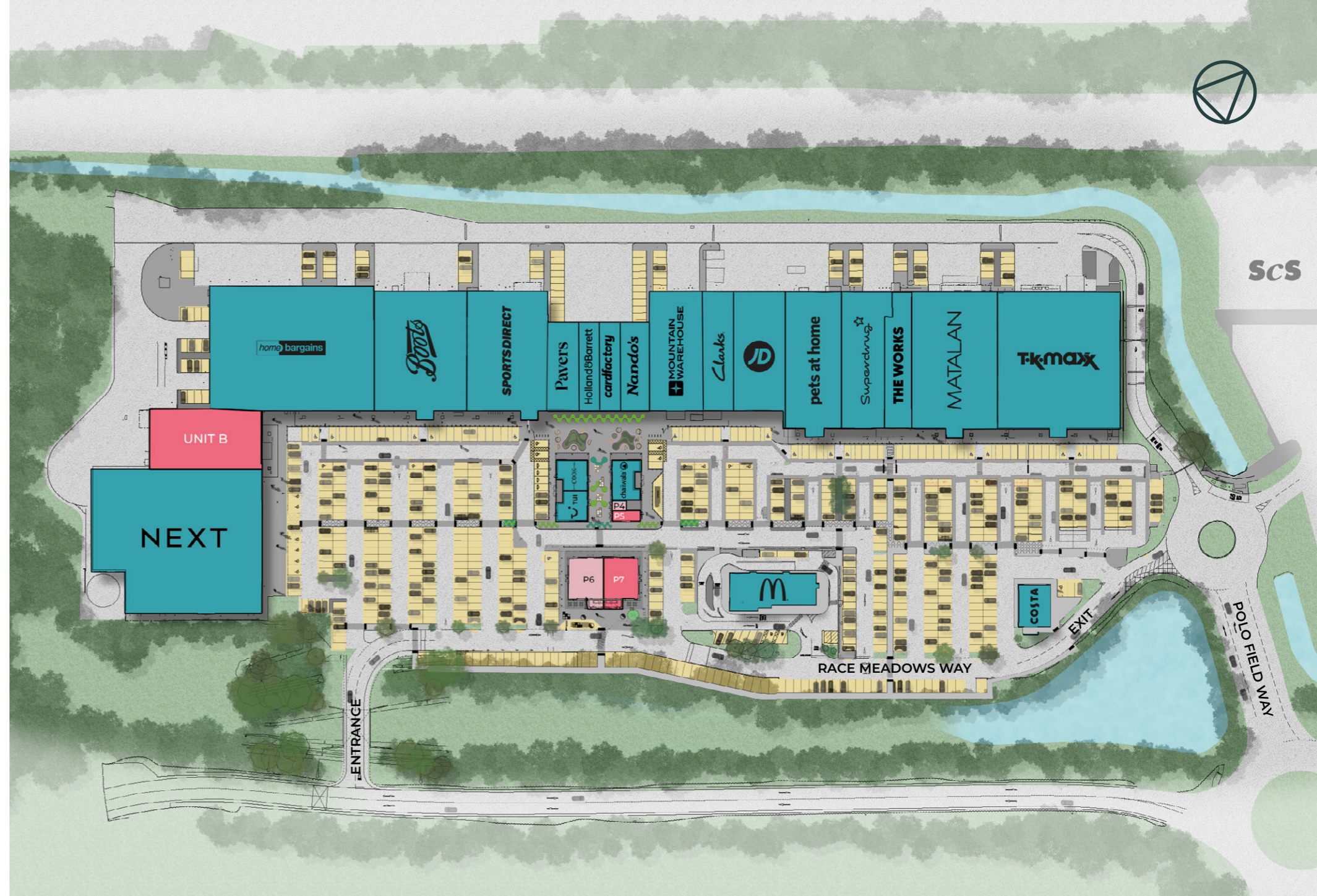
CENTRAL POD PHASE

Pod 1 - COOK	1,000 sq.ft
Pod 2 - TUI	1,000 sq.ft
Pod 3 - Chaiiwala	1,200 sq.ft
Pod 4 - UNDER OFFER	175 sq.ft
Pod 5 - TO LET	350 sq.ft
Pod 6 - UNDER OFFER	1,800 sq.ft
Pod 7 - TO LET	1,800 sq.ft

Scheme total **187,639 sq.ft**

Car parking **675 spaces**

Planning **A1 Open (Non-Food)**



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



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