

TO LET

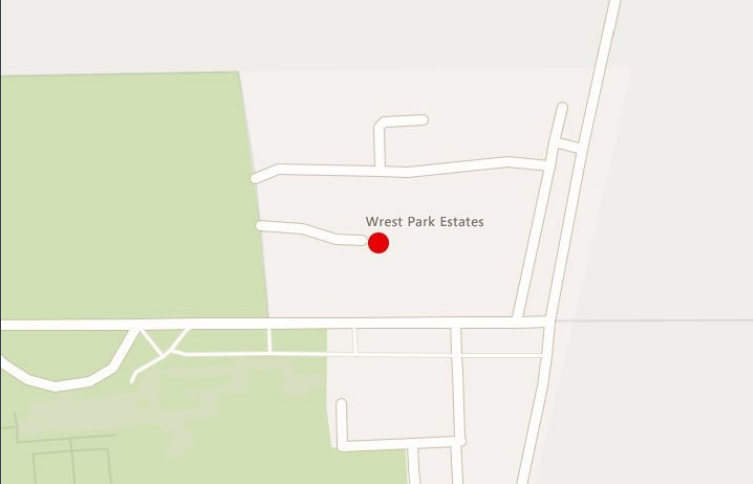
1,905 Sq Ft (176.97 Sq M)

- › Flexible Lease Options
- › All Inclusive Rents
- › Fully Serviced
- › Air-Conditioned



Suite 3 Capability House

Wrest Park, Silsoe, MK45 4HS



LOCATION

- Located in Central Bedfordshire, approached via a stunning tree lined avenue, Wrest Park business centre leaves a lasting impression of your business right from the start.
- Accessible from the A1/ M1 network via the A421 & A6 in Central Bedfordshire
- Serving the business communities of Bedford, Luton, Dunstable, Milton Keynes & Hitchin, plus the neighbouring counties of Buckinghamshire, Hertfordshire & Cambridgeshire

 what3words
///strategy.ignore.price

 Google Maps
Click here



DESCRIPTION

- Here at Wrest Park business centre, we recognise that today's entrepreneurs require premises that offer a welcoming environment for their staff, value for money, and flexibility to adapt without penalty or restriction
- Our flexible workspace solutions come with easy in - easy out terms, allowing us to support your business at every stage
- We offer a full range of workplace solutions including Managed offices, Virtual and coworking options, larger office suites, Warehouses, workshops & storage units, complimented with onsite Meeting & Training facilities and an eat in / take out café, all on one campus

TERMS

Available by way of flexible lease terms available on all-inclusive rent of £80,964 per annum. VAT is payable.

ACCOMMODATION (Net Internal Area*)

| | | |
|--------------|--------------------|--------------------|
| Suite 3 | 176.97 SQ M | 1,905 SQ FT |
| Total | 176.97 SQ M | 1,905 SQ FT |

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C - 55

Business Rates: Business rates are included within the rental costs.

Service Charge: This is a contribution towards common part repair and external repair and maintenance. Available upon request.

CONTACT:

 **JOSHUA PARELLO**
[07951 613205 joshua.parello@kirkbydiamond.co.uk](mailto:joshua.parello@kirkbydiamond.co.uk)

 **CHARLOTTE BEARD**
[07990 048182 charlotte.beard@kirkbydiamond.co.uk](mailto:charlotte.beard@kirkbydiamond.co.uk)

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP