

TO LET

216 - 1,421 Sq Ft

(20.07 - 132.01 Sq M)

- › Onsite Parking
- › Access to Onsite Facilities
- › Flexible Terms
- › Central Reception



The Knowledge Centre

Great North Road, Wyboston, Bedford, MK44 3AL



LOCATION

- Wyboston Lakes is located adjacent to the A1 near the market town of St Neots, halfway between Bedford and Cambridge.
- Convenient access to the A1, A421 & A428
- Good railway links to London Kings Cross

 what3words

///plus.fondest.startles

 Google Maps

[Click here](#)



DESCRIPTION

- The Knowledge Centre offers various modern office suites with inclusive pricing and other benefits including broadband
- The offices are available furnished (subject to negotiation) or unfurnished
- The property also benefits from each comfort cool, with a central reception and spacious waiting area
- The suites can be taken as individually or combined to create a larger working environment if required
- Separate meeting room facilities are available on site (subject to availability), with generous parking available for free

TERMS

The premises are to be let by way of a licence agreement for a term to be agreed, at a rental starting from £7,240 per annum inclusive.



ACCOMMODATION (Net Internal Area*)

Suite KC4 & 5	40.13 SQ M	432 SQ FT
Suite KC9	20.07 SQ M	216 SQ FT
Suite KC21 & 22	40.13 SQ M	432 SQ FT
Suite KC33 & 34	28.61 SQ M	308 SQ FT
Suite KC35 & 36	28.61 SQ M	308 SQ FT
Suite KC60 & 61	28.61 SQ M	308 SQ FT
Total	132.01 SQ M	1,421 SQ FT

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

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