

TO LET

552 Sq Ft (51.28 Sq M)

- High specification office / R & D facility
- Rooms available combined or separately
- Rural location
- Ample off road parking



Various Offices Suites Building 115

Bedford Technology Park, Thurleigh Road, Thurleigh, Bedford, MK44 2YP



LOCATION

- The premises are located on Bedford Technology Park approximately 8 miles north of Bedford just off the A6
- The A6 provides a direct link to the A45 to the north and the A421 to the south
- The site forms part of the old Thurleigh airfield home to multiple companies including Hudson Kapel and the Bedford Autodrome

 what3words
///saloons.nicely.haunts

 Google Maps
[Click here](#)



DESCRIPTION

- Versatile accommodation suitable for office or R&D / Laboratory use and available combined or separately
- Finished to a high specification with kitchenette and wc facilities
- The rooms benefit from excellent views across the countryside and the site provides ample off road parking

TERMS

The premises are to be let on new effective full repairing and insuring lease(s) at a rent of £20.00 per square foot exclusive of VAT.

The rent is inclusive of Business Rates and estate maintenance . Gas and electricity are charged separately.

ACCOMMODATION

Ground Floor Room 1-5	95.87 SQ M	1,032 SQ FT
Ground Floor Room 21	51.28 SQ M	552 SQ FT
Ground Floor Room 50	94.2 SQ M	1,014 SQ FT
First Floor Room 126	129.04 SQ M	1,389 SQ FT
Total	51.28 SQ M	552 SQ FT

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

EPC: TBA

CONTACT:

 **NATHAN GEORGE**
[07741 261890 nathan.george@kirkbydiamond.co.uk](mailto:nathan.george@kirkbydiamond.co.uk)

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