

# TO LET

**552 - 3,987 Sq Ft**

(51.28 - 370.39 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

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## 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
<b>Total</b>	<b>370.39 SQ M</b>	<b>3,987 SQ FT</b>

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

EPC: TBA

## CONTACT:

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