

# TO LET

**1,196 - 2,691 Sq Ft**

(111.11 - 249.99 Sq M)

- › Open Plan & Private Offices
- › Single & 3 Phase Electrics
- › Kitchen & Staff Facilities
- › Ladies & Gents WC Facilities



## Buildings 146 & 300

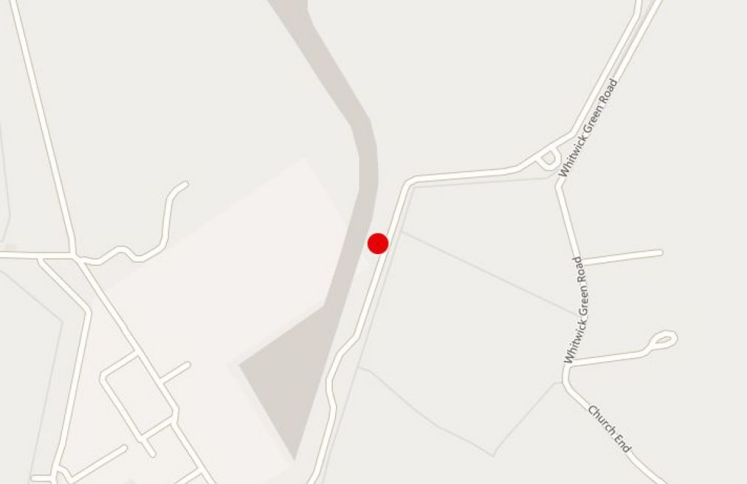
**Bedford Technology Park, Thurleigh Road , Thurleigh, Bedford, MK44 2YP**

**>D KirkbyDiamond**

Contact: Nathan George or Joshua Parello

Tel: 01234 905128

[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)



## LOCATION

- The premises are located on Bedford Technology Park some 8 miles north of Bedford just off the A6 linking up with the A45 to the north and the A421 to the south
- Positioned along a tree-lined driveway, Bedford Technology Park is a secure privately-owned 12 acre site, offering calm and tranquil surroundings in North Bedfordshire countryside. The site is a landscaped campus-style business and science park, which is fully managed and offers a range of laboratories, offices, high-tech spaces and storage.

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 Google Maps

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## DESCRIPTION

- The premises comprise interlinked buildings which provide a range of office, workshop, storage and R & D facilities being potentially suitable for a wide range of uses
- The accommodation is to be found in very good condition and provides quality accommodation and a staff facilities
- There is also excellent on site car parking

## TERMS

The premises are to be let on new effective full repairing and insuring terms at a rent of £20 per square foot exclusive.

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

## ACCOMMODATION

Building 146	111.11 SQ M	1,196 SQ FT
Building 300	138.89 SQ M	1,495 SQ FT
<b>Total</b>	<b>249.99 SQ M</b>	<b>2,691 SQ FT</b>

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

EPC: Available on request

## CONTACT:

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