

TO LET

1,389 Sq Ft (129.04 Sq M)

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



First Floor Room 126 Building 115

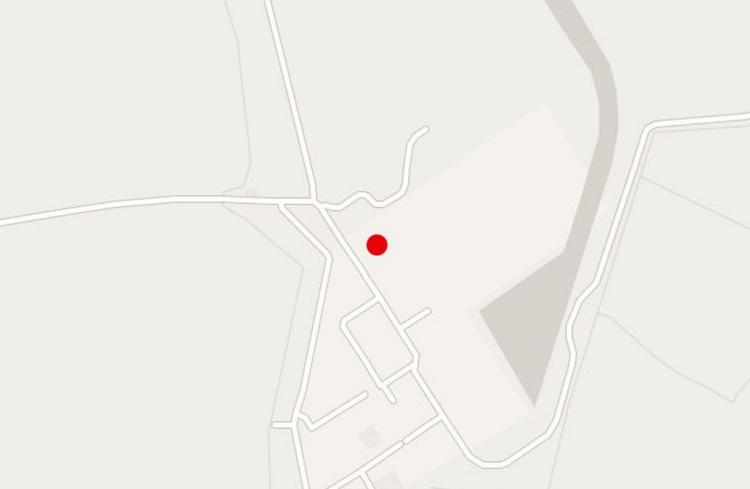
Bedford Technology Park, Thurleigh Road, Thurleigh, Bedford, MK44 2YP

 **KirkbyDiamond**

Contact: Nathan George or Joshua Parello

Tel: 01234 905128

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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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 Google Maps

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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 at a rent of £28,000 per annum exclusive of VAT.

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

ACCOMMODATION

Total **129.04 SQ M 1,389 SQ FT**

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

EPC: TBA

CONTACT:

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