

# TO LET

1,014 Sq Ft (94.2 Sq M)

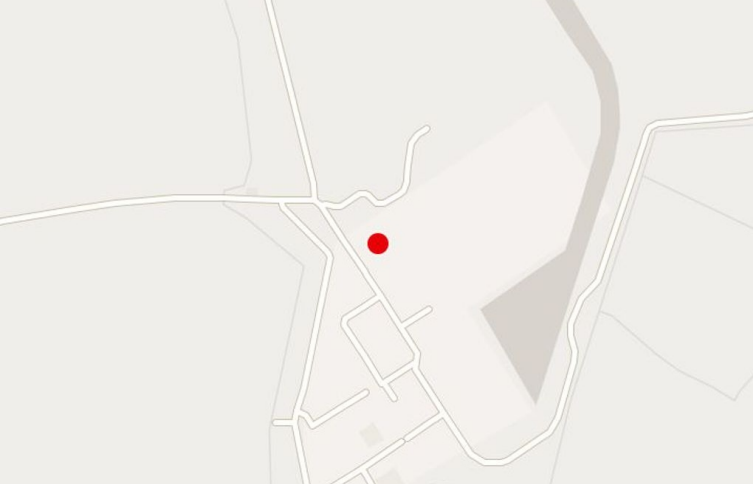
- High specification office / R&D facility
- Rooms available combined or separately
- Rural location
- Ample off road parking



## Ground Floor Room 50 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  
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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
- 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 £20,500 per annum exclusive of VAT.

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

## ACCOMMODATION

Total	94.2 SQ M	1,014 SQ FT
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: TBA

## CONTACT:

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