

TO LET

216 – 1,421 Sq Ft

(20.07 – 132.01 Sq M)

- › Onsite Parking
- › Access to Onsite Facilities
- › Flexible Terms
- › Central Reception



The Knowledge Centre

Great North Road, Wyboston, Bedford, MK44 3AL

Contact: Joshua Parello or William Fountaine

Tel: 01234 905128

eddisons.com





Location

- Wyboston Lakes is located adjacent to the A1 near the market town of St Neots, halfway between Bedford and Cambridge.
- Convenient access to the A1, A421 & A428
- Good railway links to London Kings Cross

 what3words

///plus.fondest.startles

 Google Maps

Click here



Description

- The Knowledge Centre offers various modern office suites with inclusive pricing and other benefits including broadband
- The offices are available furnished (subject to negotiation) or unfurnished
- The property also benefits from each comfort cool, with a central reception and spacious waiting area
- The suites can be taken as individually or combined to create a larger working environment if required
- Separate meeting room facilities are available on site (subject to availability), with generous parking available for free

Terms

The premises are to be let by way of a licence agreement for a term to be agreed, at a rental starting from £7,240 per annum inclusive.

Accommodation (Net Internal Area*)

Suite KC4 & 5	40.13 SQ M	432 SQ FT
Suite KC13 & 14	28.61 SQ M	308 SQ FT
Suite KC44 & 45 & 46	56.3 SQ M	606 SQ FT
Suite KC60 & 61	28.61 SQ M	308 SQ FT
Suite KC65 & 66	28.61 SQ M	308 SQ FT
PH FF Suite 1	301.92 SQ M	3,250 SQ FT
Total	132.01 SQ M	1,421 SQ FT

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

EPC: A - 20

Business Rates: TBC

Contact:

JOSHUA PARELLO

[07951 613 205 joshua.parello@kirkbydiamond.co.uk](mailto:joshua.parello@kirkbydiamond.co.uk)

WILLIAM FOUNTAINE

william.fontaine@kirkbydiamond.co.uk

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