

TO LET

527 Sq Ft (48.96 Sq M)

- › Modern high specification laboratory/R & D facility
- › Versatile office space and welfare facilities
- › Ample off road parking
- › Rural setting with stunning views



Suite 3 Part 1st Floor Building 109

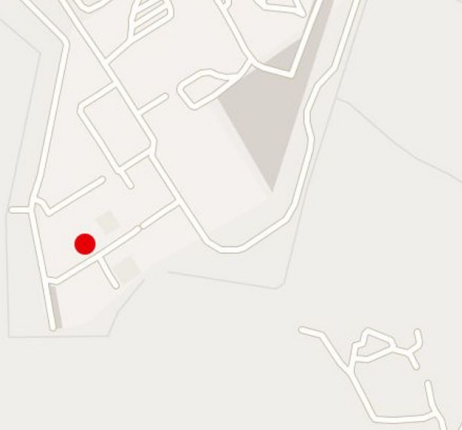
Bedford Technology Park, Thurleigh, Bedford, MK44 2YA

Contact: Nathan George or Joshua Parelo

Tel: 01234 905128

eddisons.com





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](https://www.what3words.com/saloons.nicely.haunts)

 Google Maps

[Click here](#)

Description

- Contemporary office/laboratory space with flexibility to rent individual rooms or combined areas.
- Comprising office room with LED lighting, double glazing, air conditioning and access to communal kitchen, wc and shower facility.
- The building also benefits from a passenger lift and reception area.
- Excellent views across the countryside and the site provides ample off road parking.

Terms

The premises are to be let on a new sub lease for a term to be agreed at a rent of £6,851 per annum exclusive.

Accommodation

| | | |
|--------------|-------------------|------------------|
| Total | 48.96 SQ M | 527 SQ FT |
|--------------|-------------------|------------------|

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

EPC: TBC

Service Charge: There is a service charge payable towards the external and common part repairs and maintenance.

Further information available on request.

Contact:

NATHAN GEORGE

[07741 261890 nathan.george@kirkbydiamond.co.uk](mailto:nathan.george@kirkbydiamond.co.uk)

JOSHUA PARELLO

[07951 613205 joshua.parello@kirkbydiamond.co.uk](mailto:joshua.parello@kirkbydiamond.co.uk)