

# TO LET

527 Sq Ft (48.96 Sq M)

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



## Suite 1 Part 1st Floor Building 109

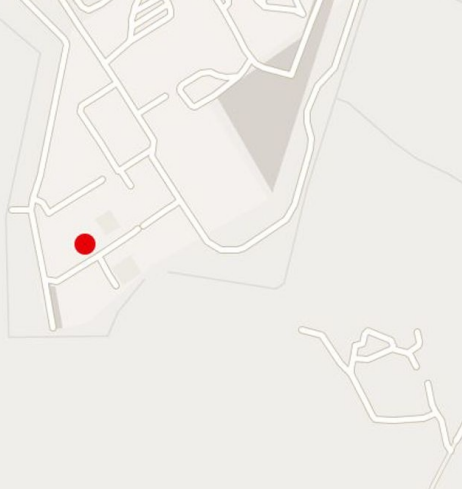
Bedford Technology Park, Thurleigh, Bedford, MK44 2YA

Contact: Nathan George or Joshua Parelo

Tel: 01234 905128

[eddisons.com](http://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

 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 new effective full repairing and insuring lease at a rent of £6,851 per annum including business rates

## Accommodation

<b>Total</b>	<b>48.96 SQ M</b>	<b>527 SQ FT</b>
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: TBC

**Service Charge:** There is a contribution towards common areas and external site maintenance of £5.25 p/sqft per annum. Electricity consumption is charged separately. All prices quoted exclude VAT.

## Contact:

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