TO LET

2,268 Sq Ft (210.7 Sq M)

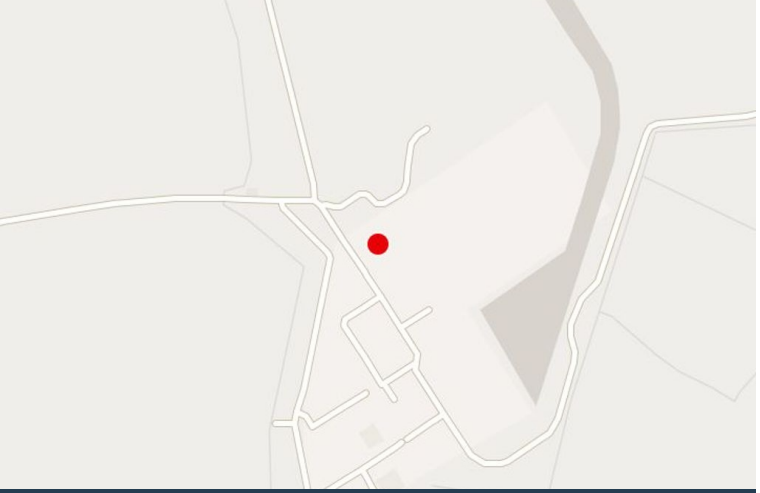
- Modern high specification laboratory/R & D facility
- Welfare facilities
- Ample off road parking
- Rural setting with stunning views

Suite 4 Part 1st Floor Building 109

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

Contact: Nathan George or Joshua Parello
Tel: **01234 905128**
eddisons.com

BTG Eddisons



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

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Google Maps

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Description

- Contemporary office/laboratory space with views across open countryside. Possibility to take on its own or with adjoining office space
- 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 £22,680 per annum exclusive.

Accommodation

Total	**210.7 SQ M**	**2,268 SQ FT**

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

EPC: B (48)

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

Further information available on request.

Contact:

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