TO LET

2,250 Sq Ft

(209.02 Sq M)

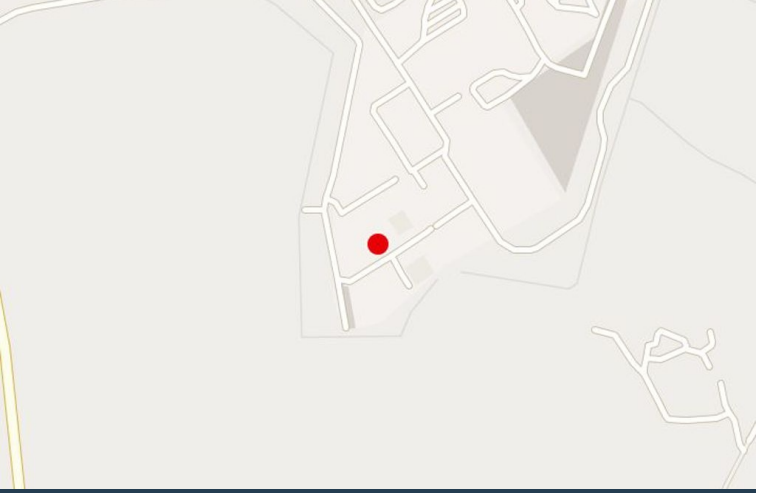
- Large open plan front office with dual access
- Large adjoining secondary office with external access
- Meeting room, workshop area/store room
- Dedicated kitchen and toilet facilities
- Secure site with off-road parking

Ground Floor Room 1 / 21 Building 115

Bedford Technology Park, Thurleigh, Bedford, MK44 2YA

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

- Open plan office with dual access.
- Finished to a high specification
- The rooms benefit from 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 £33,750 per annum including business rates.

Accommodation

Total	**209.02 SQ M**	**2,250 SQ FT**

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

EPC: C-51

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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