

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

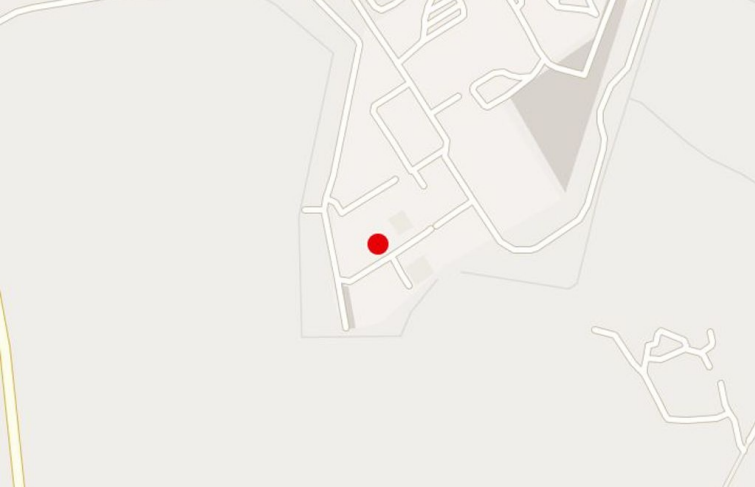


Suite 1 Part 1st Floor Building 109

Bedford Technology Park, Thurleigh, Bedford, MK44 2YA

Contact: Nathan George or Joshua Parelo
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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

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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

Total	48.96 SQ M	527 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 8th Edition

EPC: B (48)

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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