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## **TO LET – Serviced Offices**

Knowledge Centre, Wyboston Lakes, Great North Road, Wyboston, Beds

**GUIDE RENT: ON APPLICATION**

- Air-conditioned Suites Available from 15 sq m (153 sq ft) to 278 sq m (3,000 sq ft) on Flexible Terms
- Offered on an All-Inclusive Basis
- Meeting and Conference Rooms
- Ample Staff and Visitor Parking
- Broadband Data, Telecom Lines
- Furniture by Negotiation



## Wyboston Lakes

Wyboston Lakes Conference and Training Centre is located in a highly accessible position adjacent to the A1 at its junction with the A428 to Cambridge. The A14 (A-M1 link) is approximately 10 miles to the north and therefore provides excellent links into the national motorway network.

Located approximately 2 miles from St Neots where there are shops, pubs, restaurants and leisure facilities. The area also benefits from good rail links with a typical journey to Kings Cross only 40-50 minutes.

Wyboston Lakes Conference and Training Centre is set in a highly impressive 350 acre parkland environment. Facilities include three conference and training centres, and 18 hole golf course, a golf driving range, a health and fitness club, water sports area, lake and river fishing plus an impressive restaurant/bar overlooking the lakes.

## Knowledge Centre

The Knowledge Centre is a new building constructed to a high specification with an impressive contemporary reception area with high quality flooring. It already has attracted a number of high profile occupiers. Ground and first floor air-conditioned offices are being offered on flexible terms and on an all-inclusive basis.

## Accommodation and Facilities

Offices range in size from a single suite of 15 sq m (153 sq ft) or 20 sq m (216 sq ft) through to a combination of rooms of up to 278 sq m (3,000 sq ft) approximately.

The offices are available by way of a flexible serviced licence with a minimal occupation term of one year. A range of facilities including modern high tech digital telephone system, with broadband, voicemail, call transfer, conference calling, DDI numbers and remote message retrieval. Reception services and the hire of meeting/conference/training rooms are available by negotiation. Parking, electricity, heating, lighting, insurance, rates and cleaning services are included within the licence fee.

Furniture and equipment can also be made available if required.

## Terms of Occupation

Enquiries are invited. For further information on the inclusive charges and the costs relating to optional facilities, please contact Brown & Co Barfords on 01480 213811.

## Viewing & Further Information

Strictly by appointment with the sole letting agent:

### **Brown & Co Barfords**

The Fairways  
Wyboston Lakes  
Wyboston  
Beds  
MK44 3AL



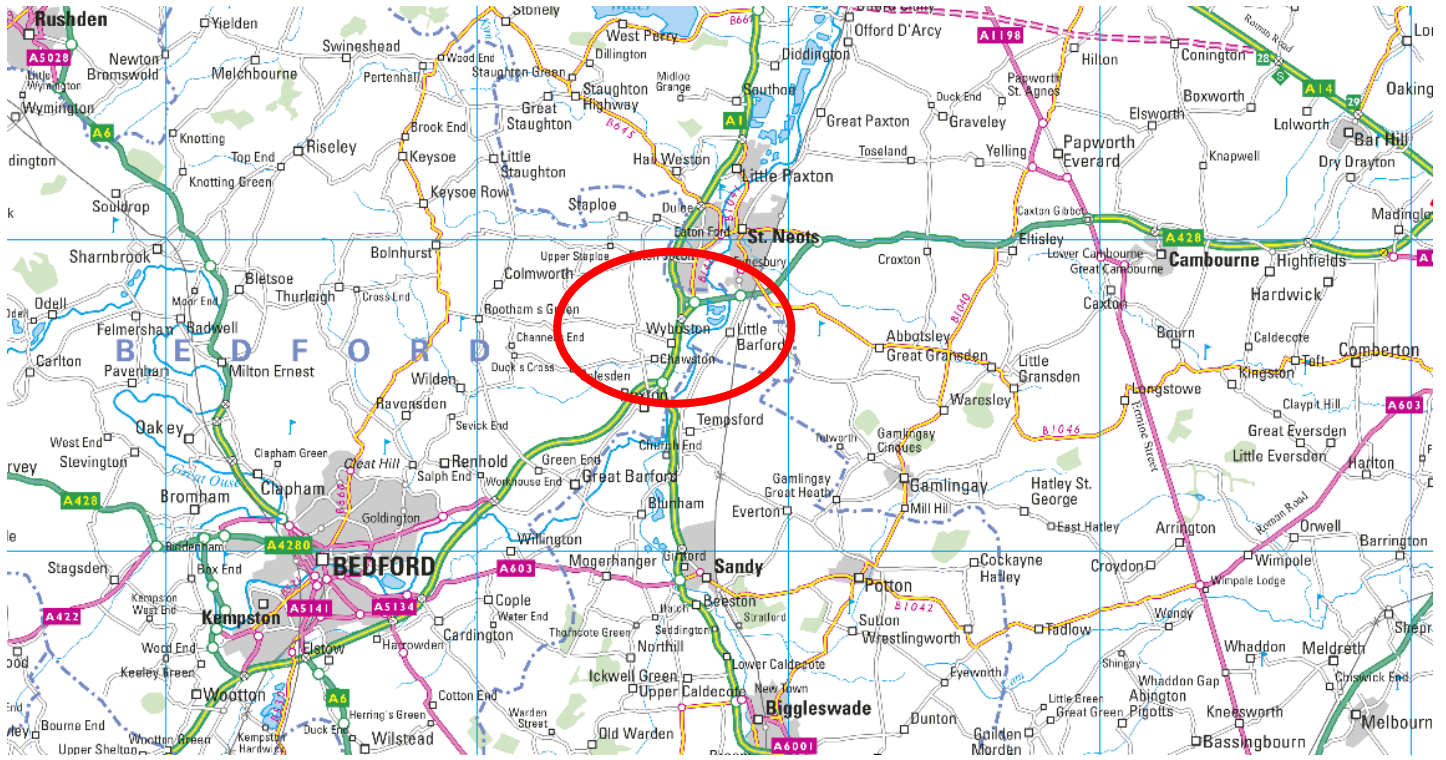
FIRST FLOOR



GROUND FLOOR



Wyboston Lakes Limited  
Wyboston Lakes - School North Road  
Wyboston - Northampton - NN6 9JL  
Telephone: 01353 770000 Fax: 01353 770001  
www.wybosstonlakes.co.uk



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