

# TO LET

1,905 Sq Ft (176.97 Sq M)

- Flexible Lease Options
- All Inclusive Rents
- Fully Serviced
- Air-Conditioned



## Suite 3 Capability House

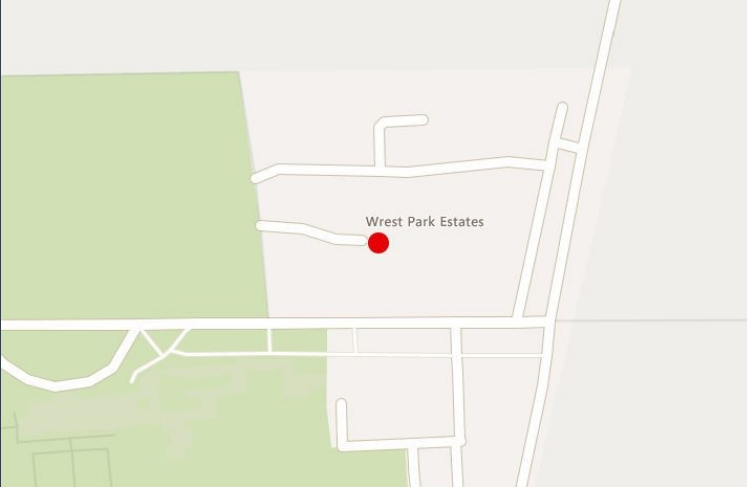
Wrest Park, Silsoe , MK45 4HS

 **KirkbyDiamond**

Contact: Joshua Parello or Charlotte Beard

Tel: 01234 905128

[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)



## LOCATION

- Located in Central Bedfordshire, approached via a stunning tree lined avenue, Wrest Park business centre leaves a lasting impression of your business right from the start.
- Accessible from the A1/ M1 network via the A421 & A6 in Central Bedfordshire
- Serving the business communities of Bedford, Luton, Dunstable, Milton Keynes & Hitchin, plus the neighbouring counties of Buckinghamshire, Hertfordshire & Cambridgeshire

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 Google Maps

Click here



## DESCRIPTION

- Here at Wrest Park business centre, we recognise that today's entrepreneurs require premises that offer a welcoming environment for their staff, value for money, and flexibility to adapt without penalty or restriction
- Our flexible workspace solutions come with easy in - easy out terms, allowing us to support your business at every stage
- We offer a full range of workplace solutions including Managed offices, Virtual and coworking options, larger office suites, Warehouses, workshops & storage units, complimented with onsite Meeting & Training facilities and an eat in / take out café, all on one campus

## TERMS

Flexible lease terms available on all-inclusive rent of £80,964 per annum.

## ACCOMMODATION (Net Internal Area\*)

<b>Total</b>	<b>176.97 SQ M</b>	<b>1,905 SQ FT</b>
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**EPC: C - 55**

**Business Rates:** Business rates are included within the rental costs.

**Service Charge:** This is a contribution towards the external and common part repair and maintenance. Further information available on request.

## CONTACT:



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