

# 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

 **Kirkby  
Diamond**

Part of **Eddisons**

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



## 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

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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

<b>Total</b>	<b>210.7 SQ M</b>	<b>2,268 SQ FT</b>
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**EPC:** TBC

**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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