

# TO LET

1,495 - 5,913 Sq Ft

(138.89 - 549.32 Sq M)

- › Choice of 3 Buildings  
Providing Office, Workshop,  
Storage & R & D Facilities
- › Single & 3 Phase Electrics
- › Kitchen & WC Facilities
- › Ample Parking



## Building 113 146 & 300

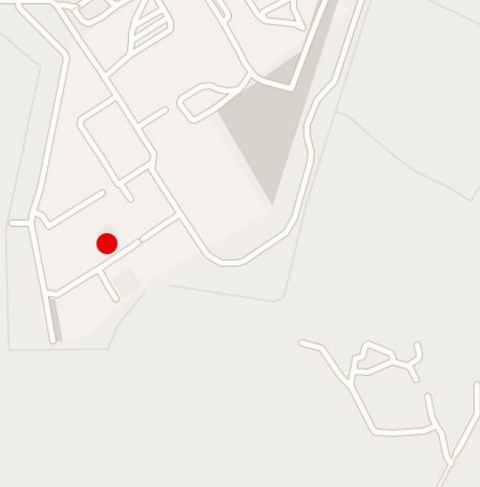
Bedford Technology Park, Thurleigh, Bedford, MK44 2YA

 **KirkbyDiamond**

Contact: Nathan George or Joshua Parello

Tel: 01234 905128

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



## LOCATION

- The premises are located on Bedford Technology Park some 8 miles north of Bedford just off the A6 which links 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

[///moisture.logbook.spinning](http://moisture.logbook.spinning)

 Google Maps

[Click here](#)

## DESCRIPTION

- The premises comprise of 3 interlinked buildings which provide a range of office, workshop, storage and R & D facilities being potentially suitable for a wide range of uses
- The accommodation is to be found in very good condition and provides quality office accommodation, meeting rooms and additional workshop space and staff facilities. There is also excellent on site car parking
- The buildings can be taken together or separately. Building 113 is predominantly offices and R & D. Building 146 is storage and R & D space. Building 300 is the tallest building ideal for storage or workshop use

## TERMS

The premises are to be let on new effective full repairing and insuring lease(s) at a rent of £15.00 per square foot exclusive of VAT.

The rent is inclusive of Business Rates and estate maintenance . Gas and electricity are charged separately.

## ACCOMMODATION

Building 113	299.32 SQ M	3,222 SQ FT
Building 146	111.11 SQ M	1,196 SQ FT
Building 300	138.89 SQ M	1,495 SQ FT
<b>Total</b>	<b>549.32 SQ M</b>	<b>5,913 SQ FT</b>

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

EPC: TBC

**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:



**NATHAN GEORGE**

**07741 261890** [nathan.george@kirkbydiamond.co.uk](mailto:nathan.george@kirkbydiamond.co.uk)



**JOSHUA PARELLO**

**07951 613205** [joshua.parello@kirkbydiamond.co.uk](mailto:joshua.parello@kirkbydiamond.co.uk)