

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

 **Kirkby
Diamond**

Part of **Eddisons**

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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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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 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:

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