TO LET





Buildings 113, 146 & 300 Bedford

Technology Park

Thurleigh Road

Thurleigh

Bedford MK44 2YP

Choice of 3 Buildings Providing A Range of Office, Workshop, Storage & R & D Facilities

From 1,196 – 5,913 Sq Ft (111.1 – 543.7 Sq M)

- Open Plan & Private Offices
- Single & 3 Phase Electrics
- Kitchen & Staff Facilities
- Ladies & Gents WC Facilities

Location

The premises are located on Bedford Technology Park some 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.

Description

The premises comprise of 3 interlinked buildings (113, 146 & 300) 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 a staff facilities.

There is also excellent on site car parking.

Building 113 offers predominantly offices and R & D accommodation.

Building 146 provides storage and R & D space.

Building 300 is ideal for storage and workshop use.

Terms

The premises are to be let on new effective full repairing and insuring terms at a rent of £20 per square foot exclusive.

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

Accommodation

Gross Internel Area

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq M	Sq Ft
Building 113	299.3	3,222
Building 146	111.1	1,196
Building 300	133.3	1,495
Total	543.7	5,913

Areas quoted are approximate and should not be held as 100% accurate.

VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

EPC(s)

Available on request.

Viewings

Strictly by appointment only.

Andrew Clarke

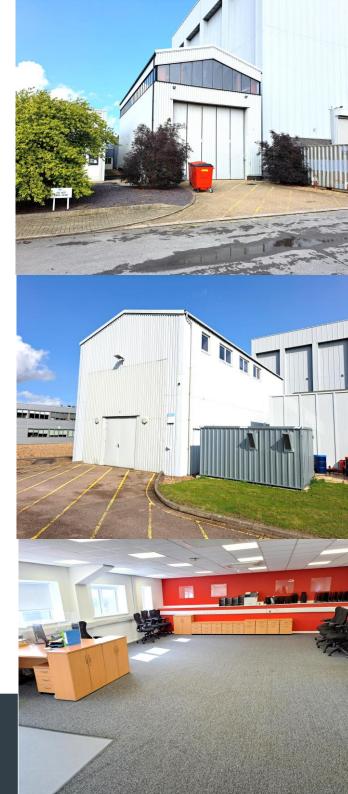
01234 905130

andrew.clarke@kirkbydiamond.co.uk

Nathan George

01234 905134

nathan.george@kirkbydiamond.co.uk



Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP

