

TO LET

>D KirkbyDiamond



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 Internal 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

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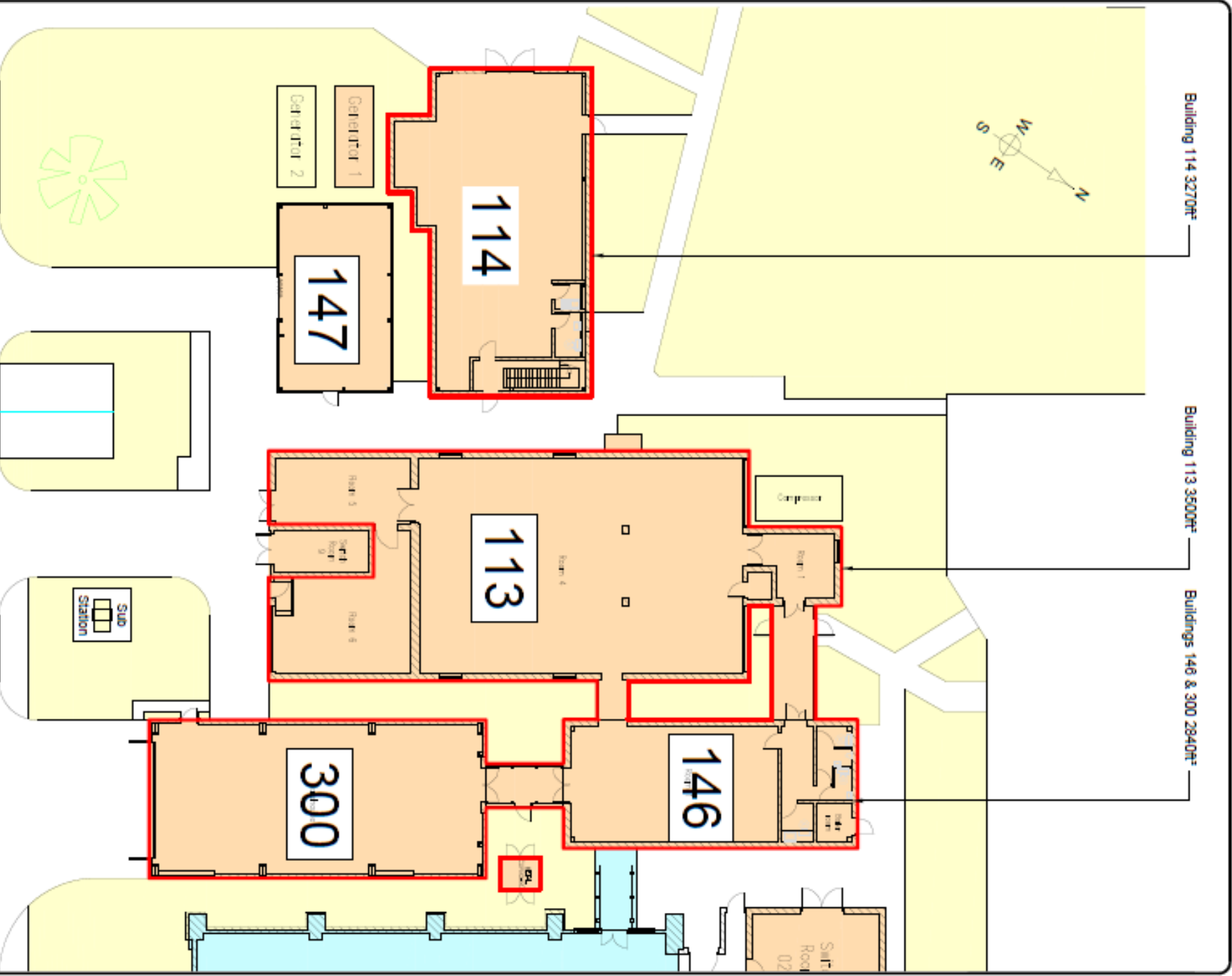
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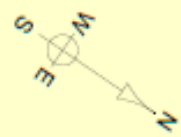




Building 114 3270ft²

Building 113 3500ft²

Buildings 146 & 300 2840ft²



114

Generator 1
Generator 2

147

113

Room 1
Room 2
Room 3
Room 4
Room 5
Compressor

146

Salt Rock 02

300

Sub Station