

# TO LET

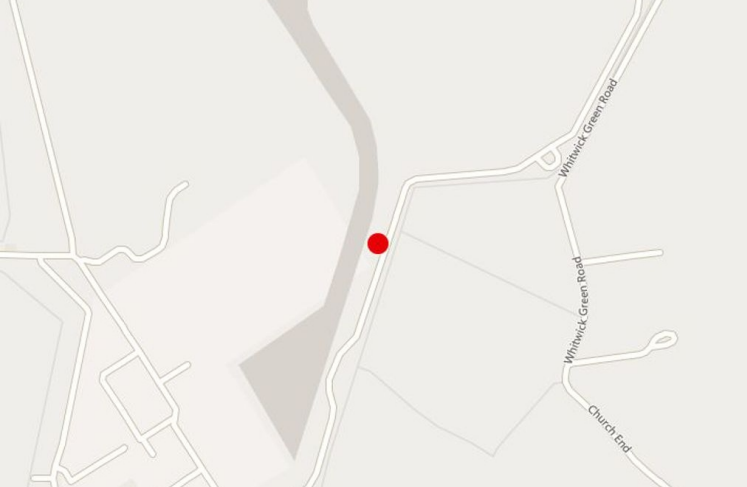
2,691 Sq Ft (249.99 Sq M)

- Warehouse / Light Industrial Unit
- Single & 3 Phase Electrics
- Office / R&D Space & Welfare Facilities
- Ladies & Gents WC Facilities



## Buildings 146 & 300

Bedford Technology Park, Thurleigh Road , Thurleigh, Bedford, MK44 2YP



## LOCATION

- The premises are located on Bedford Technology Park some 8 miles north of Bedford just off the A6 linking up with the A45 to the north and the A421 to the south
- Positioned along a tree-lined driveway, Bedford Technology Park is a secure privately-owned 12 acre site, offering calm and tranquil surroundings in North Bedfordshire countryside. The site is a landscaped campus-style business and science park, which is fully managed and offers a range of laboratories, offices, high-tech spaces and storage.

 what3words

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 Google Maps

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## DESCRIPTION

- The premises comprise two interlinked buildings which provide space for office, workshop, storage and R & D uses.
- The accommodation is to be found in very good condition and provides quality accommodation and a staff facilities
- There is also excellent on site car parking

## TERMS

The premises are to be let on new effective full repairing and insuring terms at a rent of £27,000 per annum exclusive.

## ACCOMMODATION

Building 146	111.11 SQ M	1,196 SQ FT
Building 300	138.89 SQ M	1,495 SQ FT
<b>Total</b>	<b>249.99 SQ M</b>	<b>2,691 SQ FT</b>

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

## CONTACT:

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