

TO LET

3,222 Sq Ft (299.32 Sq M)

- › Open Plan Office / R & D Facility
- › Single & 3 Phase Electrics
- › Kitchen & WC Facilities
- › Ample Parking



Building 113

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

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eddisons.com





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
- 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.



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Description

- The premises comprise a self contained commercial unit providing mostly open plan office / R&D space with separate office / meeting room.
- The accommodation is to be found in very good condition and provides quality accommodation plus excellent on site car parking.
- The landlord collects a service charge for the provision and maintenance of communal areas and facilities.

Terms

The premises are to be let on new effective full repairing and insuring lease at a rent of £40,275 per annum exclusive.

Accommodation

Total **299.32 SQ M** **3,222 SQ FT**

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

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