

# TO LET

1,450 Sq Ft (134.7 Sq M)

- › R&D facility with separate glass-partitioned office area
- › Kitchen and store/archive room
- › Temperature controlled
- › Rural location, with far reaching views
- › Secure site with off-road parking

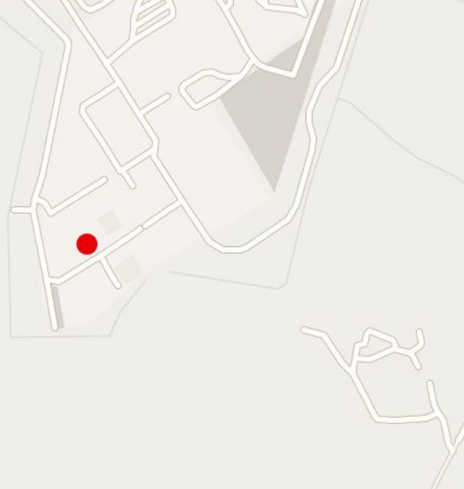


## First Floor Room 126 Building 115

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

Contact: Nathan George or Joshua Parelo  
Tel: 01234 905128  
eddisons.com





## 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

 what3words

[///saloons.nicely.haunts](https://www.what3words.com/saloons.nicely.haunts)

 Google Maps

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## Description

- Versatile accommodation suitable for office or R&D / Laboratory use and available combined or separately
- Finished to a high specification with kitchenette and wc facilities
- The rooms benefit from 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 £21,750 per annum including business rates.

## Accommodation

<b>Total</b>	<b>134.7 SQ M</b>	<b>1,450 SQ FT</b>
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C-51

**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:

**NATHAN GEORGE**

[07741 261890 nathan.george@kirkbydiamond.co.uk](mailto:nathan.george@kirkbydiamond.co.uk)

**JOSHUA PARELLO**

[07951 613205 joshua.parello@kirkbydiamond.co.uk](mailto:joshua.parello@kirkbydiamond.co.uk)