

TO LET

1,000 Sq Ft (92.9 Sq M)

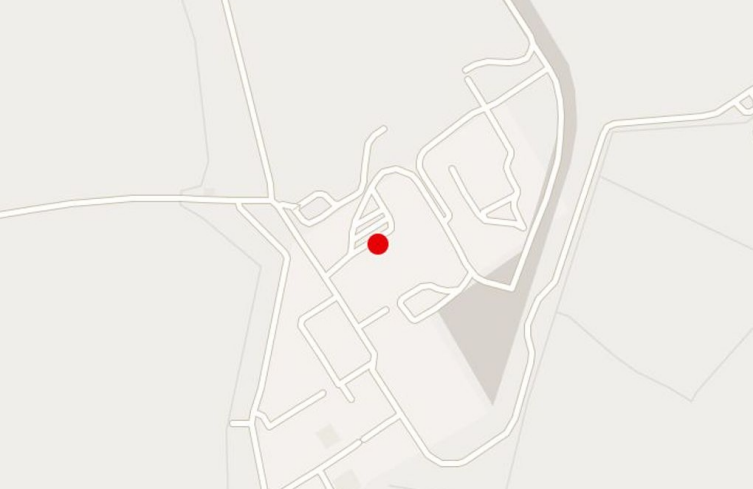
- › Open plan office with side external access
- › Kitchenette
- › 32a power supply
- › Rural location
- › Secure site, with off road parking



Ground Floor Room 50 Building 115
Bedford Technology Park, Thurleigh, Bedford, MK44 2YA

Contact: Joshua Parello or Nathan George
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

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 Google Maps

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Description

- Versatile accommodation suitable for office or laboratory use and available combined or separately
- Finished to a high specification
- 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 £15,000 per annum including business rates.

Accommodation

Total	92.9 SQ M	1,000 SQ FT
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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:

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