

# TO LET

2,250 Sq Ft (209.02 Sq M)

- › Large open plan front office with dual access
- › Large adjoining secondary office with external access
- › Meeting room, workshop area/store room
- › Dedicated kitchen and toilet facilities
- › Secure site with off-road parking

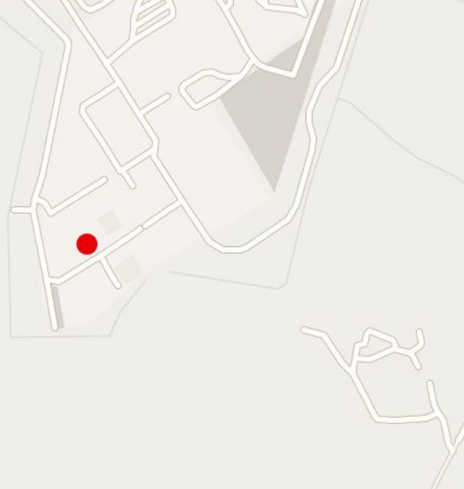


## Ground Floor Room 1 / 21 Building 115

Bedford Technology Park, 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

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 Google Maps

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## Description

- Open plan office with dual access.
- Finished to a high specification
- 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 £33,750 per annum including business rates.

## Accommodation

<b>Total</b>	<b>209.02 SQ M</b>	<b>2,250 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:

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