

**TO LET**



**Knowledge Centre, Wyboston Lakes, Great North Road  
Beds, MK44 3AL**

**From 154 SqFt (14.30 SqM)**

**From £7,240 Per Annum Exclusive**

**Serviced Office Rooms Available  
Individually or Combined**

- Onsite Parking
- Access to Onsite Facilities
- Flexible Terms
- Central Reception

## Location

Wyboston Lakes is located adjacent to the A1 near the market town of St Neots, halfway between Bedford and Cambridge. It is convenient for the A14, A1 and A11 with good access to the local railway station which is situated on the main London Kings Cross line.

## Description

The Knowledge Centre offers various modern office suites with inclusive pricing and other benefits including broadband. The offices are available furnished (subject to negotiation) or unfurnished. The property also benefits from each comfort cool, with a central reception and spacious waiting area.

The suites can be taken as individually or combined to create a larger working environment if required. Separate meeting room facilities are available on site (subject to availability), with generous parking available for free. Discounts are provided to tenants on the restaurants, golf and the spa facilities.

## Terms

The premises are to be let by way of a licence agreement for a term to be agreed, at a rental starting at £7,240 per annum inclusive.



## Accommodation

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Ground Floor & First Floor & Rents		Sq. M	Sq. Ft
Suite KC10	£7,238 pa	14.30	154
Suite KC7	£10,152 pa	20.06	216
Suite KC23	£10,152 pa	20.06	216
Suite KC25	£10,152 pa	20.06	216
Suite KC26	£10,152 pa	20.06	216
Suite KC27	£10,152 pa	20.06	216
Suite KC28 & 29	£20,304 pa	40.13	432
Suite KC30	£7,238 pa	14.30	154
Suite KC32	£7,238 pa	14.30	154
Suite KC33 & 34	£28,952 pa	57.22	616
Suite KC35 & 36	£28,952 pa	57.22	616
Suite KC44, 45,46	£29,234 pa	57.78	622
Suite KC47 & 48	£20,304 pa	40.13	432
Suite KC60 & 61	£14,476 pa	28.61	308
Suite KC63 & 64	£14,476 pa	28.61	308
Suite KC65 & 66	£14,476 pa	28.61	308
Suite KC62	£7,238 pa	14.30	154
<b>Total</b>		<b>495.81</b>	<b>5,338</b>

Areas quoted are approximate and should not be held as 100% accurate.

## VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

## EPC

TBA

## Viewings

For viewings and further information please contact:

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